

Print Date : 09-Sep-2014

DIV. OF YOUTH & FAMILY JUSTICE - FY 2015

Asset Name : BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Address : 1101 BEACH AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DJJ0004.000 / 14321 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 4,080 **Project Type** : JUVENILE JUSTICE
Date of Survey : 08-Feb-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3753 **Lot** : 1 **BIN** : 2024244

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$22,500	\$100		
Interior Architecture	\$12,800	\$200	\$200	\$300
Electrical		\$100		\$800
Mechanical	\$2,900	\$300	\$400	\$5,100
Total	\$38,100	\$600	\$500	\$6,200
Priority A	\$22,500	\$100		
Priority B	\$2,900	\$400	\$400	\$5,900
Priority C	\$12,800	\$200	\$200	\$300
Total	\$38,100	\$600	\$500	\$6,200



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

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

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

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

Asset # : 14321

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

Interior

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Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	**	5	\$2,700	C	
Ceramic Tile	5%			2027	**	5	\$300	C	
Vinyl Tile	35%	4+	\$5,200	2029	**	3	\$800	C	
Recent Repair Evident, Extent : Light, Area Affected : 75%									
Location : Throughout Second And Third Floor, 2012									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : First Floor Library, Staff Record Room, Lounge									
Wood	40%	4+	\$7,600	2052	**	5	\$2,300	C	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : First And Second Floors									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : First And Second Floors									
Interior Walls									
Cast in Place Concrete	15%			LIFE	**			C	
Ceramic Tile	5%			2033	**	5	\$400	C	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout Bathrooms, 2012									
Gypsum Board	55%			LIFE	**	5	\$2,500	C	
Recent Repair Evident, Extent : Light, Area Affected : 75%									
Location : Throughout Second And Third Floor, 2012									
Wood	25%			LIFE	**	5	\$7,600	C	
Ceilings									
Exposed Struc: Wood	15%			LIFE	**			B	
Gypsum Board	85%			LIFE	**	5	\$6,500	B	
Site Enclosure									
Fence/Gates									
Chain link	100%			2034	**			C	
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$1,700	2029	**			C	
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Along Watson Avenue									
Explanation : Uneven Panels/Cracking/Trip Hazards									
Parking/Driveway									
Asphalt	100%			2027	**			C	
Other Observation, Extent : Light, Area Affected : 15%									
Location : At Parking Area									
Explanation : Cracking									

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Asset # : 14321

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2034	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 200 Amps Main Disconnect Switch									
Raceway									
	Conduit	100%			2034	* *	1		B
Panelboards									
	Fused Disc Sw	5%			2032	* *	5		B
	Molded Case Bkrs	95%			2032	* *	5	\$100	B
Wiring									
	Thermoplastic	100%			2034	* *	1		B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	B
Lighting									
Interior Lighting									
	Fluorescent	95%			2032	* *	10	\$3,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 2nd Floor									
Explanation : T-8 Lamps									
	Incandescent	5%			2019	\$400	2		B
Egress Lighting									
	Emergency, Battery	30%			2032	* *	10	\$300	B
	Emergency, Battery	20%			2024	\$600	10	\$200	B
	Exit, Service	20%			2024	\$100	1		B
	Exit, Service	30%			2032	* *	1		B
Exterior Lighting									
	HID	60%			2032	* *	10		B
	Incandescent	40%			2019	\$300	2		B

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

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Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2032	* *	4	\$300	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st, 2nd & 3rd Floor								
	Explanation : 3 Zones								
Terminal Devices									
Convactor/Radiator	100%			2029	* *	1	\$1,300	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter Walls								
	Explanation : Cast Iron Baseboard Radiators								
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1		B	
Conversion Equipment									
Window/Wall Unit	60%	Now	\$2,400	2019	\$4,800	1		B	
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies								
No Component	40%							D	
Ventilation									
Exhaust Fans									
Wall Unit	30%	Now		2024	\$1,800	2		B	
	Malfunctioning, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor Bathroom, Defective Exhaust Fan								
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : 2nd Floor								
	Explanation : Bathroom Only								
No Component	70%							D	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2034	* *	1		B	
Water Heater									
Gas Fired	100%			2022	\$900	2	\$100	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 40 Gallon Rheems								
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Fixtures									
Generic	100%							B	
	Obsolete Fixtures, Extent : Severe, Area Affected : 60%								
	Location : Bathrooms								

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Print Date : 09-Sep-2014

DIV. OF YOUTH & FAMILY JUSTICE - FY 2015

Asset Name : BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)
Address : 1103 BEACH AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DJJ0005.000 / 14322 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 4,080 **Project Type** : JUVENILE JUSTICE
Date of Survey : 08-Feb-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3753 **Lot** : 73 **BIN** : 2095231

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,900	\$100		
Interior Architecture	\$20,100	\$200	\$200	\$300
Electrical		\$100		\$800
Mechanical	\$10,300	\$4,100	\$4,100	\$38,800
Total	\$45,300	\$4,400	\$4,300	\$39,900
Priority A	\$14,900	\$100		
Priority B	\$17,600	\$4,200	\$4,100	\$39,600
Priority C	\$12,800	\$200	\$200	\$300
Total	\$45,300	\$4,400	\$4,300	\$39,900



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

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$7,600	LIFE	* *	5	\$5,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Pre-Cast Concrete	5%	0-2	\$2,400	LIFE	* *	5	\$1,200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	Now	\$2,600	2037	* *	5	\$2,400	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Windows								
Aluminum	100%			2040	* *	5	\$800	A
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							
Parapets								
Cast Stone/Terra Cotta	7%	0-2	\$1,100	LIFE	* *	5	\$200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Clay Tile Coping At North Parapet							
Masonry: Brick	90%			LIFE	* *	5	\$400	A
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	A
Roof								
Asphalt Shingle	15%			2027	* *	10	\$100	A
Modified Bitumen	85%	Now	\$1,300	2029	* *			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Missing Piece Of Aluminum Leader At Rear Of Building							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : North Side							
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$2,700	C
Ceramic Tile	5%			2027	* *	5	\$300	C
Vinyl Tile	35%	4+	\$5,200	2029	* *	3	\$800	C
	Recent Repair Evident, Extent : Light, Area Affected : 75%							
	Location : Throughout Second And Third Floor, 2012							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Kitchen And Dining Area							
Wood	40%	4+	\$7,600	2052	* *	5	\$2,300	C
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : First And Second Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : First And Second Floors							

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

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			C
Ceramic Tile	5%			2033	* *	5	\$400	C
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout Bathrooms, 2012								
Gypsum Board	55%			LIFE	* *	5	\$2,500	C
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : Throughout First And Second Floor, 2012								
Wood	25%			LIFE	* *	5	\$7,600	C
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$2,300	2044	* *	5	\$200	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Basement								
Exposed Struc: Wood	10%			LIFE	* *			B
Gypsum Board	85%	0-2	\$5,000	LIFE	* *	5	\$6,500	B
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain link	100%			2034	* *			C
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2029	* *			C
Parking/Driveway								
Asphalt	100%			2027	* *			C
Other Observation, Extent : Light, Area Affected : 15%								
Location : At Parking Area								
Explanation : Cracking								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$100	B
Raceway								
Conduit	100%			2034	* *	1		B

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

Asset # : 14322

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

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

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	70%	Now	\$1,700	2019	\$5,600	1		B
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies							
	No Component	30%							D
Ventilation									
	Exhaust Fans								
	Roof	10%			2024	\$300	2		B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Side Of Building							
		Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof							
	Wall Unit	30%			2024	\$1,800	2		B
	No Component	60%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Water Heater								
	Gas Fired	100%			2022	\$900	2	\$100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 40 Gallon - American							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2024	\$400	1	\$300	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Chemical System								
	Generic	100%			2019	\$24,800	1-3	\$55,000	B

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Print Date : 09-Sep-2014

DIV. OF YOUTH & FAMILY JUSTICE - FY 2015

Asset Name : CROSSROADS JUVENILE DETENTION CENTER
Address : 17 BRISTOL ST. AT PITKIN AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010
Area Sq Ft : 125,000 **Project Type** : JUVENILE JUSTICE
Date of Survey : 10-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3498 **Lot** : 8 **BIN** : 3378202

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$83,300	\$616,900
Interior Architecture	\$184,000	\$1,078,900
Electrical	\$103,200	
Mechanical	\$102,300	\$790,000
Total	\$472,700	\$2,485,800
Priority A	\$83,300	\$616,900
Priority B	\$252,000	\$911,400
Priority C	\$137,400	\$957,400
Total	\$472,700	\$2,485,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$112,700		\$59,900	
Interior Architecture	\$21,000		\$22,300	\$10,100
Electrical	\$19,600	\$15,700	\$36,400	\$24,500
Mechanical	\$19,100	\$17,900	\$26,000	\$20,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$180,300	\$41,400	\$152,400	\$63,500
Priority A	\$112,700		\$59,900	
Priority B	\$51,600	\$41,400	\$70,300	\$53,400
Priority C	\$16,000		\$22,300	\$10,100
Total	\$180,300	\$41,400	\$152,400	\$63,500



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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	4+	\$31,300	LIFE	**	5	\$91,000	A
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Masonry: Brick	25%	Now	\$83,300	LIFE	**	5	\$29,100	A
	Efflorescence, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Perimeter Wall							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Perimeter Wall Along E New York Avenue							
	Vertical Cracks, Extent : Severe, Area Affected : 5%							
	Location : Nypd Entrance At E New York Avenue And Northeast Corner In Sally Area							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Masonry: Brick	55%			LIFE	**	5	\$64,100	A
Metal Panel	5%			2043	**	5-10	\$40,000	A
Metal: Cage/Fence	5%			2036	**	5	\$25,500	A
Windows								
Metal/Detention Type	100%			2043	**	5	\$63,100	A
Parapets								
Cast Stone/Terra Cotta	75%			LIFE	**	5	\$84,800	A
Metal Panel	5%			2043	**	5	\$2,800	A
Metal Rail	10%			2028	**	5-10	\$26,400	A
Pre-Cast Concrete	10%	0-2	\$5,000	LIFE	**	5	\$9,200	A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Roof								
Built-Up (BUR)	60%	0-2	\$34,800	2023	\$347,900			A
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Around Air Conditioning Units							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Below Air Conditioning Units							
Metal, Corrugated	30%	0-2	\$16,800	2036	**	1		A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Gymnasium							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Over Gymnasium							
	Explanation : Standing Seam Roof							
Metal Panel	5%			2036	**	10	\$12,200	A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Above Balconies							
	Explanation : Perforated Metal Screen							
Skylight, Plastic	5%			2028	**	1		A

Interior

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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$16,000	LIFE	* *	5	\$35,400	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout Balconies							
Panel/Paver: Cer/Brk	20%	Now	\$72,200	2039	* *	5	\$36,400	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : 3rd Floor Hallway							
	Horizontal Cracks, Extent : Severe, Area Affected : 5%							
	Location : 3rd Floor Hallway							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%							
	Location : 3rd Floor Hallway							
Sheet Vinyl/Rubber	10%			2028	* *	5	\$24,300	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Bathrooms, 2010							
	Explanation : Newly Installed With An Epoxy Finish							
Traffic Topping	10%			2023	\$190,400	5	\$20,200	C
Vinyl Tile	50%	4+	\$65,200	2023	\$652,400	3	\$30,400	C
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Basement And 1st Floor							
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	\$20,800	C
Gypsum Board	55%			LIFE	* *	5	\$42,800	C
Plaster	5%			LIFE	* *	5	\$1,900	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout Bathrooms							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Bathrooms							
	Explanation : Epoxy Finish							
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$10,100	B
Exposed Concrete	10%			LIFE	* *	5	\$2,500	B
Exposed Struc: Steel	10%			LIFE	* *			B
Gypsum Board	60%	0-2	\$46,600	LIFE	* *	5	\$121,400	B
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 3rd Floor H-hall							
Metal Panel	15%			LIFE	* *	5	\$30,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 4000 Amps Main								

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

Asset # : 4382

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

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

Asset # : 4382

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

Alarm

Security System								
No Component	40%							D
Generic	60%			2028	* *	1	\$28,000	B
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2028	* *	1-3	\$47,600	B

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

Heating

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

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

Location : Boiler Room, Under Ground Vault

Explanation : Gas Service Cannot Be Interrupted

1 8000 Gallon Tank

Conversion Equipment								
Furnace	60%			2023	\$86,800	1	\$37,100	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Packaged Roof Top Units</i>								
Hot Water Boiler	40%			2036	* *	1	\$24,700	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								

Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$6,200	B
Terminal Devices								
Air Handler	20%			2028	* *	1	\$15,500	B
Convactor/Radiator	20%			2036	* *	1	\$8,100	B
Unit Heater-Stm/HW	20%			2028	* *	4	\$3,400	B
No Component	40%							D

Air Conditioning

Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating	10%			2028	* *	1	\$5,800	B
Compr/Chiller								
Ext Pkg Unit - Heating/Cooling	90%			2023	\$703,200	2	\$6,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R22 Refrigerant</i>								

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

Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Direct Expansion	10%			2028	* *	1		B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2028	* *	2	\$8,700	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$102,300	LIFE	* *	2-5	\$69,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Several Field Modifications Have Been Made To Correct Air Flow</i>								
Exhaust Fans								
Interior	10%			2028	* *	2	\$400	B
Roof	90%			2028	* *	2	\$3,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$27,600	2	\$1,800	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Are 4 Hot Water Heaters And 2 Storage Tanks. Two Of The The Four Hot Water Heaters Are Abandoned In Place</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$2,500	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Defective Controls On 1 Of 2 Sump Pumps</i>								
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,500	B
Fixtures								
Generic	100%							B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Facility</i>								
<i>Explanation : Ceramic Fixtures Not Appropriate For Detention Center Use - Too Easily Damaged</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3, 1-3</i>								
<i>Explanation : Two Units</i>								

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

Asset # : 4382

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

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Print Date : 09-Sep-2014

DIV. OF YOUTH & FAMILY JUSTICE - FY 2015

Asset Name : HORIZON JUVENILE DETENTION CENTER
Address : 560 BROOK AVENUE @WESTCHESTER AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DJJ0003.000 / 4383 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 100,000 **Project Type** : JUVENILE JUSTICE
Date of Survey : 13-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2276 **Lot** : 1 **BIN** : 2000133

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$37,900	\$229,700
Interior Architecture	\$144,800	\$494,000
Electrical	\$91,700	
Mechanical	\$100,600	\$1,069,900
Total	\$375,000	\$1,793,600
Priority A	\$37,900	\$229,700
Priority B	\$192,300	\$1,135,500
Priority C	\$144,800	\$428,300
Total	\$375,000	\$1,793,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$67,500		\$33,500	\$24,400
Interior Architecture	\$35,600	\$4,700		
Electrical	\$18,800	\$15,200	\$32,300	\$23,000
Mechanical	\$41,000	\$28,900	\$80,400	\$31,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$170,800	\$56,700	\$154,000	\$86,700
Priority A	\$67,500		\$33,500	\$24,400
Priority B	\$85,500	\$52,000	\$120,600	\$62,300
Priority C	\$17,800	\$4,700		
Total	\$170,800	\$56,700	\$154,000	\$86,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	**	5	\$61,300	A	
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Perimeter Wall Along Westchester Avenue								
Masonry: Brick	5%	Now	\$13,500	LIFE	**	5	\$4,700	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Room C107 From Main Yard								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Room C107 From Main Yard								
Metal Sect. OHD	5%	0-2	\$7,000	2036	**	5	\$7,400	A	
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Along Brook Avenue								
	Explanation : Hydraulic Leak								
Pre-Cast Concrete	20%	0-2	\$29,500	LIFE	**	5	\$61,300	A	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Corners Of Front Facade Main Entrance								
Window Wall	5%			2043	**	5	\$17,700	A	
Windows									
Metal/Detention Type	100%			2049	**	5	\$48,800	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Steel Frames With High Strength Plexiglass Glazing								
Parapets									
Pre-Cast Concrete	95%	4+	\$10,500	LIFE	**	5	\$97,300	A	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Right Angle Corners Throughout								
	Open Joints, Extent : Light, Area Affected : 5%								
	Location : Right Angle Corners Throughout								
Pre-Cast Concrete	5%	Now	\$1,400	LIFE	**	5	\$5,100	A	
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%								
	Location : Above Masonry Brick Into C107 From Main Yard								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Above Masonry Brick Into C107 From Main Yard								

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Built-Up (BUR)	65%	0-2	\$37,900	2028	**			A	
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Around Rooftop Units								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Y-elevator Shaft								
Metal, Corrugated	20%	0-2	\$5,600	2036	**	1		A	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Over Gymnasium								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Over Gymnasium								
	Explanation : Standing Seam Roof								
Metal Panel	10%			2028	**	10	\$24,600	A	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Above Balconies								
	Explanation : Perforated Metal Screens								
Skylight, Plastic	5%			2036	**	1		A	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$16,400	C	
Ceramic Tile	25%	Now	\$68,900	2032	**	5	\$18,700	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Bathrooms								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Bathrooms								
Panel/Paver: Cer/Brk	45%			2039	**	5	\$151,900	C	
Vinyl Tile	25%			2023	\$302,200	3	\$14,100	C	
Interior Walls									
Concrete Masonry Unit	30%			LIFE	**	5	\$16,700	C	
Glass: Special Gauge	10%			LIFE	**	1		C	
Gypsum Board	55%	0-2	\$15,100	LIFE	**	5	\$46,100	C	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Explanation : Gypsum Board Walls Are Not Impact Resistant And Are Susceptible To Constant Damage From Inmates								
Gypsum Board	5%	Now	\$2,700	LIFE	**	5	\$4,200	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : C107								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : C107								

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

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

Interior

Ceilings

AcousTileConcealSpLn	15%			2036	**	5	\$28,100	B
AcousTileSusp.Lay-In	5%			2036	**	5	\$7,500	B
Exposed Concrete	20%			LIFE	**	5	\$4,700	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	35%			LIFE	**	5	\$65,600	B
Metal Panel	15%			LIFE	**	5	\$28,100	B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2043	**	5	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 4000 Amps Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2043	**	5	\$2,600	B
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Raceway

Conduit	100%			2043	**	1		B
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Panelboards

Fused Disc Sw	10%			2039	**	5	\$200	B
Molded Case Bkrs	90%			2039	**	5	\$2,400	B

Wiring

Thermoplastic	100%			2043	**	1		B
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Motor Controllers

Locally Mounted	30%			2036	**	5	\$200	B
Motor Control Center	70%			2036	**	5	\$1,900	B

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

Location : Maintenance Office

Explanation : All Controller Monitored By Bms

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	B
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Stand-by Power

Transfer Switches

Automatic	100%			2036	**	1	\$30,800	B
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Generators

Diesel	100%			2032	**	1	\$38,700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room Outside

Explanation : One 1200 Kw

Batteries

Nickel Cadmium	100%			2018		5	\$22,300	B
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DIV. OF YOUTH & FAMILY JUSTICE - 130
HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2039	* *	5	\$9,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 56 Gals							
	Main Tank	50%			2051	* *	5	\$1,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : One 5000 Gals							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2028	* *	10	\$18,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	Fluorescent	80%			2028	* *	10	\$73,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Service	40%			2028	* *	1		B
	Emergency, Battery	10%			2028	* *	10	\$2,400	B
	Exit, LED	30%			2051	* *	1		B
	Exit, Service	20%			2028	* *	1		B
	Exterior Lighting								
	HID	100%			2028	* *	10	\$300	B
Alarm									
	Security System								
	No Component	30%							D
	Generic	70%			2028	* *	1	\$26,100	B
	Fire/Smoke Detection								
	Generic	100%			2028	* *	1-3	\$63,500	B

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

Heating

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Asset # : 4383

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source Electricity	5%			2043	* *	1		B	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Throughout The Building								
	Explanation : Used For Unit Heaters								
Fuel Oil No 2	15%			2043	* *	5	\$4,600	B	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Located Under Ground In Outdoor Yard								
	Explanation : 8000 Gallon Oil Supply Used For Hot Water Boilers, One Oil Tank Is Abandoned								
Natural Gas	80%			2033	* *	1		B	
	Other Observation, Extent : Moderate, Area Affected : 80%								
	Location : Basement								
	Explanation : Used For Hot Water Boilers								
Conversion Equipment									
Hot Water Boiler	95%			2036	* *	1	\$47,000	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
Radiant Heater	5%			2028	* *	2	\$2,300	B	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Basement And Stairways								
	Explanation : Fully Functional But Not Being Used								
Distribution									
Hot Wtr Piping/Pump	100%			2031	* *	4	\$4,900	B	
Terminal Devices									
Air Handler	50%	4+	\$5,100	2023	\$255,500	1	\$27,800	B	
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Roof								
	Explanation : Total Of 6 Air Handlers - Heat Distribution Throughout Building Needs To Be Balanced								
Convector/Radiator	45%			2028	* *	1	\$14,500	B	
Fan Coil Unit/Heat	5%			2028	* *	1	\$1,600	B	
Air Conditioning									
Energy Source Electricity	100%			2039	* *	1		B	
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	100%	Now	\$12,500	2023	\$625,000	2	\$4,900	B	
	R-22 Refrigerant, Extent : Light, Area Affected : 1%								
	Location : A C Units								
	Unit Inoperable, Extent : Moderate, Area Affected : 5%								
	Location : Roof								
Distribution									
Ductwork/Diffusers	100%	Now	\$100,600	LIFE	* *	2	\$130,100	B	
	Unbalanced System, Extent : Severe, Area Affected : 50%								
	Location : Throughout								

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Asset # : 4383

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Air Condenser Unit	100%			2023	\$189,300	2	\$69,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	B
Exhaust Fans								
Roof	100%			2028	* *	2	\$3,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$22,000	2	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : Total Of 6 Hot Water Heaters - 2 For The Laundry Room, 2 For The Kitchen And 2 For Domestic Use</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$10,300	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> <i>Location : Showers</i> <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> <i>Location : Showers</i> <i>Explanation : Frequent Maintenance Required For Drain Clogs</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,500	B
Fixtures								
Generic	100%							B
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : All Toilet Rooms</i> <i>Explanation : Frequent Maintenance And Repair Of Plumbing Fixtures Is Required</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement, 1st Floor, 2nd Floor</i> <i>Explanation : There Are 2 Hydraulic Elevators, 1 Elevator Is Out Of Service</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$28,000	B
Fire Pump								
Generic	100%			2032	* *	1	\$18,700	B

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