

Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

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** : CHILDREN'S SERVICES
Date of Survey : 11-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3753 **Lot** : 1 **BIN** : 2024244

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$62,600	
Total	\$62,600	
Importance Code A	\$62,600	
Total	\$62,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$48,800		\$1,800	
Interior Architecture	\$44,000	\$400		\$200
Electrical	\$100	\$200	\$2,300	\$100
Mechanical	\$2,300	\$300	\$26,100	\$400
Site Pavements	\$2,800			
Total	\$98,100	\$900	\$30,200	\$800
Importance Code A	\$50,900	\$200	\$2,100	\$200
Importance Code B	\$17,600	\$300	\$28,100	\$600
Importance Code C	\$29,600	\$400		
Total	\$98,100	\$900	\$30,200	\$800



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)

Asset # : 14321

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%	Now	\$42,500	LIFE	* *	5	\$5,300	1
		Horizontal Cracks, Extent : Severe, Area Affected : 30%							
		Location : Beach Avenue, Watson Avenue, And Rear Facades							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : Beach Avenue, Watson Avenue Facades							
		Vertical Cracks, Extent : Severe, Area Affected : 30%							
		Location : Beach Avenue And Rear Facades							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Beach Avenue Façade							
	Pre-Cast Concrete	5%	Now	\$2,700	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Beach Avenue Facade							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
	Stucco Cement	25%	Now	\$62,600	2052	* *	5	\$2,400	
		Horizontal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Rear Facade							
		Vertical Cracks, Extent : Severe, Area Affected : 10%							
		Location : Rear Facade							
Windows									
	Aluminum	100%	2-4	\$700	2048	* *	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Beach Avenue Facade, Second Floor							
		Unit Inoperable, Extent : Moderate, Area Affected : 5%							
		Location : Second Floor, Window Boarded Up							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Units Remain Locked Throughout For Security Purposes							
Parapets									
	Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Observed From Ground							
	Masonry: Brick	90%			LIFE	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Observed From Ground							
	Pre-Cast Concrete	3%			LIFE	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Observed From Ground							

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Asset # : 14321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	15%			2035	**	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access Due To Security. Observed From The Ground							
Metal, Corrugated	20%	0-2	\$2,900	2052	**	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Front Canopy							
Modified Bitumen	65%			2037	**	10	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access, No Interior Leaks							
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2035	**	5	\$300	
Vinyl Tile	30%	0-2	\$4,900	2037	**	3	\$700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : First And Second Floors							
Wood	40%	2-4	\$7,100	2060	**	5	\$2,300	
	Deteriorated Finish, Extent : Severe, Area Affected : 30%							
	Location : First And Second Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : First And Second Floors							
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	10%			2041	**	5	\$800	
Gypsum Board	50%	2-4	\$1,000	LIFE	**	5	\$2,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Basement							
	Recent Repair Evident, Extent : Light, Area Affected : 2%							
	Location : First Floor Basement Stair							
Wood	25%	0-2	\$26,200	LIFE	**	5	\$7,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Second And Third Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							
Ceilings								
Exposed Struc: Wood	20%			LIFE	**			
Gypsum Board	55%			LIFE	**	5	\$4,200	
	Recent Replace Evident, Extent : Light, Area Affected : 2%							
	Location : Basment							
Plaster	25%	0-2	\$4,500	LIFE	**	5	\$1,000	
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : First Floor							

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ADMIN. FOR CHILDREN'S SERVICES - 068
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

Site Enclosure

Fence/Gates

Chain Link

100%

2042

* *

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

Location : Watson Avenue

Explanation : Fence Leaning

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$500

2045

* *

Cracking/Crumbling, Extent : Light, Area Affected : 3%

Location : Beach Avenue

Tripping Hazard, Extent : Light, Area Affected : 3%

Location : Beach Avenue

Parking/Driveway

Asphalt

100%

Now

\$2,400

2041

* *

Cracking/Crumbling, Extent : Severe, Area Affected : 100%

Location : Parking Area

Other Observation, Extent : Severe, Area Affected : 15%

Location : At Parking Area

Explanation : Cracking

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2032

\$31,800

5

\$100

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

Location : Basement

Explanation : One 200 Ampere Main Disconnect Switch

Raceway

Conduit

100%

2032

\$4,300

1

Panelboards

Fused Disc Sw

5%

2031

\$500

5

Molded Case Bkrs

95%

2031

\$9,300

5

\$100

Wiring

Thermoplastic

100%

2032

\$8,800

1

Motor Controllers

Locally Mounted

100%

2030

\$11,200

5

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

100%

2032

\$28,200

10

\$3,700

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

Lighting

Egress Lighting

Emergency, Battery

50%

2032

\$3,300

10

\$500

Exit, Battery

50%

2032

\$2,300

10

\$100

Exterior Lighting

HID

20%

2032

\$3,700

10

Incandescent

10%

2027

\$2,100

2

No Component

70%

Alarm

Security System

No Component

80%

Generic

20%

2032

\$1,500

1

\$300

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

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

**

1-3

\$800

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

Location : Throughout The Building

Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel

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

Heating

Energy Source

Natural Gas

100%

2052

**

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$2,100

2030

\$42,300

1

\$1,800

Corroded, Extent : Moderate, Area Affected : 5%

Location : Basement. Corroded Boiler Shell

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

Location : Basement

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

Location : Basement Boiler Room

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

Distribution

Hot Wtr Piping/Pump

100%

2040

**

4

\$200

Terminal Devices

Convactor/Radiator

100%

2037

**

1

\$1,300

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

Location : Perimeter Walls

Explanation : Cast Iron Baseboard Radiators

Air Conditioning

Energy Source

Electricity

100%

2040

**

1

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

Asset # : 14321

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
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	60%			2027	\$9,100	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$200	
	No Component	90%							
Exhaust Fans									
	Wall Unit	5%	Now	\$100	2032	\$100	2		
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor Bathroom, Defective Exhaust Fan							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor							
		Explanation : Bathroom Only							
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 40 Gallon Rheems							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

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** : CHILDREN'S SERVICES
Date of Survey : 11-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3753 **Lot** : 73 **BIN** : 2095231

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$62,600	
Interior Architecture		\$74,100
Total	\$62,600	\$74,100
Importance Code A	\$62,600	
Importance Code B		\$74,100
Total	\$62,600	\$74,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$52,000			
Interior Architecture	\$41,500	\$200		\$300
Electrical	\$100	\$100	\$2,900	
Mechanical	\$7,800	\$5,900	\$38,900	\$6,000
Site Pavements	\$2,700			
Total	\$104,000	\$6,100	\$41,800	\$6,400
Importance Code A	\$54,100	\$200	\$200	\$200
Importance Code B	\$30,900	\$5,700	\$41,600	\$6,100
Importance Code C	\$19,100	\$200		
Total	\$104,000	\$6,100	\$41,800	\$6,400



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ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)
Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$42,500	LIFE	* *	5	\$5,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Window Lintels, Beach Avenue Facade							
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Beach Avenue Facade							
	Horizontal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Beach Avenue Facade							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
	Location : Beach Avenue Facade, Window Sill							
	Worn/Eroded, Extent : Severe, Area Affected : 20%							
	Location : Beach Avenue Facade							
Pre-Cast Concrete	5%	2-4	\$2,700	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Beach Avenue Facade							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	Now	\$62,600	2052	* *	5	\$2,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 75%							
	Location : North And West Facades							
	Diagonal Cracks, Extent : Severe, Area Affected : 60%							
	Location : North And Rear Facades							
	Horizontal Cracks, Extent : Severe, Area Affected : 60%							
	Location : North And Rear Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 60%							
	Location : North And Rear Facades							
Windows								
Aluminum	100%	2-4	\$3,700	2048	* *	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Masonry: Brick	90%			LIFE	* *	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Observed From Ground							

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ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)
Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	15%			2035	**	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access Due To Security Reasons							
Metal, Corrugated	5%	0-2	\$700	2052	**	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Front Canopy							
Modified Bitumen	80%	Now	\$2,400	2037	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Observed From The Ground, Area Above Room 3.							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access Due To Security Purposes							
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2035	**	5	\$300	
Vinyl Tile	45%	0-2	\$7,400	2032	\$74,100	3	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Uneven Substrate, Extent : Severe, Area Affected : 30%							
	Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Wood	25%	2-4	\$4,400	2060	**	5	\$1,400	
	Deteriorated Finish, Extent : Severe, Area Affected : 50%							
	Location : First And Second Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : First And Second Floors							
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Ceramic Tile	5%			2041	**	5	\$400	
Gypsum Board	55%	2-4	\$11,500	LIFE	**	5	\$2,500	
	Worn/Eroded, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
Wood	25%	Now	\$5,200	LIFE	**	5	\$7,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Second And Third Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Second And Third Floors							

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ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$8,900	2052	* *	5	\$500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	75%	0-2	\$3,900	LIFE	* *	5	\$5,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 2%								
Location : First Floor, Bad Craftsmanship								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : First Floor At Repair Area, Second Floor Room 3								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$300	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Beach Avenue								
Parking/Driveway								
Asphalt	100%	Now	\$2,400	2041	* *			
Other Observation, Extent : Light, Area Affected : 15%								
Location : At Parking Area								
Explanation : Cracking								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2032	\$4,300	1		
Panelboards								
Fused Disc Sw	5%			2031	\$500	5		
Molded Case Bkrs	95%			2031	\$9,300	5	\$100	
Wiring								
Thermoplastic	100%			2032	\$8,800	1		

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2030	\$11,200	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	\$28,200	10	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Battery	50%			2032	\$3,300	10	\$500	
	Exit, Battery	50%			2032	\$2,300	10	\$100	
	Exterior Lighting								
	HID	20%			2032	\$3,700	10		
	Incandescent	10%			2027	\$2,100	2		
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2027	\$700	1	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2037	* *	1-3	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detector, Alarm Bell, Horn, Pull Box Station And Fire Alarm Panel								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

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

ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)

Asset # : 14322

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$2,100	2030	\$42,300	1	\$1,800	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Basement. Corroded Boiler Shell					
				Obsolete Equipment, Extent : Moderate, Area Affected : 100%					
				Location : Basement. Old But Still Working					
				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%			2040	* *	4	\$200	
	Terminal Devices								
	Convector/Radiator	100%			2037	* *	1	\$1,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Perimeter Walls					
				Explanation : Cast Iron Baseboard Radiators					
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2027	\$10,600	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$200	
	No Component	90%							
	Exhaust Fans								
	Roof	5%			2032	\$400	2		
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Side Of Building					
				Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof					
	Wall Unit	5%			2032	\$100	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit A.O. Smith Capacity 40 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	\$1,800	1	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)

Asset # : 14322

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures							
	Generic	100%						
Fire Suppression	Chemical System							
	Generic	100%		2027	\$15,900	1-3	\$74,400	

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

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

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

Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

Asset Name : CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING
Address : 1870 SCHIEFFELIN PLACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.030 / 15274 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 2,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,400			\$700
Interior Architecture		\$300	\$1,900	
Electrical	\$100		\$2,100	\$100
Mechanical	\$200	\$200	\$17,600	\$200
Site Pavements	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,700	\$4,500	\$25,600	\$4,900
Importance Code A	\$5,500	\$100	\$100	\$800
Importance Code B	\$4,100	\$4,200	\$25,500	\$4,100
Importance Code C	\$1,100	\$200		
Total	\$10,700	\$4,500	\$25,600	\$4,900



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING
Asset # : 15274

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	98%			LIFE	**	5	\$9,800	
	Wood	2%	Now	\$4,200	2045	**	5	\$500	
	Dry Rot/Decay, Extent : Severe, Area Affected : 60%								
	Location : Door Surrounds								
	Windows								
	Aluminum	100%			2048	**	5	\$1,300	
	Roof								
	Asphalt Shingle	100%	Now	\$1,200	2041	**			
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Office Area Below								
Interior									
	Floors								
	Cast in Place Concrete	30%			LIFE	**	5	\$2,600	
	Ceramic Tile	5%			2041	**	5	\$200	
	Sheet Vinyl/Rubber	65%			2037	**	5	\$3,900	
	Interior Walls								
	Ceramic Tile	5%			2041	**	5	\$500	
	Gypsum Board	95%			LIFE	**	5	\$5,400	
	Ceilings								
	Gypsum Board	98%			LIFE	**	5	\$4,200	
	Metal Panel	2%			LIFE	**	5	\$100	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2067	**			
	Retaining Walls								
	Cast in Place Concrete	98%			2067	**			
	Concrete Masonry Unit	2%			2052	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$1,100	2045	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Entrance Walkway								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Ampere Main Disconnect Switch							
<hr/>									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	* *	5		

*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.*

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING
Asset # : 15274

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2052	**	1		
	Panelboards								
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	95%			2048	**	5	\$100	
	Wiring								
	Thermoplastic	100%			2052	**	1		
	Motor Controllers								
	Locally Mounted	100%			2045	**	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5		
Lighting									
	Interior Lighting								
	Fluorescent	95%			2037	**	10	\$1,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2037	**	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$200	
	Exit, Service	50%			2037	**	1		
	Exterior Lighting								
	HID	20%			2037	**	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	**	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel							

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

Heating

*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.*

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING
Asset # : 15274

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2042	**	1		
	Conversion Equipment							
	Hot Water Boiler	100%		2037	**	1	\$1,000	
	Distribution							
	Hot Wtr Piping/Pump	100%		2040	**	4	\$100	
	Terminal Devices							
	Convactor/Radiator	95%		2037	**	1	\$600	
	Fan Coil Unit/Heat	5%		2032	\$2,400	1		
Air Conditioning								
	Energy Source							
	Electricity	10%		2040	**	1		
	No Component	90%						
	Conversion Equipment							
	Window/Wall Unit	10%		2027	\$700	1		
	No Component	90%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2042	**	1		
	Water Heater With Tanks							
	Gas Fired	100%		2027	\$16,700	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						

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

Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

Asset Name : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Address : 1870 SCHIEFFELIN PLACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$134,300	
Mechanical		\$92,800
Total	\$134,300	\$92,800
Importance Code A	\$134,300	
Importance Code B		\$92,800
Total	\$134,300	\$92,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,500		\$1,400	
Interior Architecture	\$6,000	\$200		\$900
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$300	\$300	\$1,600	\$400
Total	\$25,000	\$600	\$3,200	\$1,400
Importance Code A	\$18,700	\$200	\$1,600	\$200
Importance Code B	\$6,300	\$400	\$1,600	\$1,200
Importance Code C				
Total	\$25,000	\$600	\$3,200	\$1,400



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	98%	Now	\$134,300	LIFE	**	5	\$16,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Window Lintels							
		Diagonal Cracks, Extent : Moderate, Area Affected : 1%							
		Location : Facades							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Throughout, Chimney							
		Loose Units, Extent : Severe, Area Affected : 2%							
		Location : Chimney							
	Slate Panels	2%	Now	\$15,500	LIFE	**	5	\$300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
Windows									
	Aluminum	70%	0-2	\$1,500	2048	**	5	\$800	
		Air Infiltration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal/Detention Type	30%			2042	**	5	\$2,500	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Roof Parapet							
		Explanation : Interior Face Covered Over With Roofing Membrane							
	Metal Panel	5%			2042	**	5	\$300	
Roof									
	Modified Bitumen	100%	Now	\$1,500	2037	**			1
		Drains Clogged, Extent : Severe, Area Affected : 50%							
		Location : East Roof Drain							
		Ponding, Extent : Severe, Area Affected : 30%							
		Location : East Roof Drain							
Interior									
	Floors								
	Cast in Place Concrete	5%	4+	\$600	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room							
	Ceramic Tile	5%			2041	**	5	\$400	
	Vinyl Tile	90%			2037	**	3	\$3,400	
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	**	5	\$3,400	
	Plaster	30%			LIFE	**	5	\$1,100	
Ceilings									
	Plaster	100%	0-2	\$4,500	LIFE	**	5	\$4,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Basement							

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.

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%		2052	**
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Site Pavements

On-Site Walkways

Asphalt	100%		2035	**
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2042	**	5
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%		2042	**	5
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Raceway

Conduit	40%		2042	**	1
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Conduit	60%		2032	\$5,800	1
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Panelboards

Fused Disc Sw	5%		2031	\$1,000	5
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Molded Case Bkrs	80%		2040	**	5	\$100
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Molded Case Bkrs	15%		2031	\$2,900	5
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Wiring

Thermoplastic	80%		2042	**	1
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Thermoplastic	20%		2032	\$2,400	1
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Motor Controllers

Locally Mounted	100%		2037	**	5
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
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Lighting

Interior Lighting

LED	100%		2040	**
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Egress Lighting

Emergency, Battery	50%		2032	\$3,300	10	\$500
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Exit, Battery	50%		2032	\$2,800	10	\$100
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Exterior Lighting

LED	20%		2040	**
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No Component	80%	
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

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

Alarm

Security System

No Component

80%

Generic

20%

2032

\$1,500

1

\$300

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

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

* *

1-3

\$800

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Gas Fired Modular Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$200

Terminal Devices

Convactor/Radiator

100%

2037

* *

1

\$1,300

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

100%

2032

\$92,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st And 2nd Floor**Explanation : 3 Condensers On The Roof. 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof.*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$5,200

Ventilation

Exhaust Fans

Wall Unit

10%

2032

\$200

2

*Other Observation, Extent : Light, Area Affected : 10%**Location : 1st Floor Kitchen And 2nd Floor Bathroom**Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom*

No Component

90%

Plumbing

H/C Water Piping

Brass/Copper

100%

2042

* *

1

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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Water Heater With Tanks							
	Gas Fired	100%		2030	\$16,700	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Roof Drain Clogged.</i>							
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%		2042	* *	1-2	\$100	
	<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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

Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

Asset Name : CHRISTOPHER STREET SCHOOL MAIN BUILDING
Address : 1870 SCHIEFFELIN PLACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 37,482 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$925,300	\$71,500
Mechanical		\$182,200
Site Pavements	\$298,500	
Total	\$1,223,800	\$253,700
Importance Code A	\$925,300	\$166,700
Importance Code B		\$86,900
Importance Code C	\$298,500	
Total	\$1,223,800	\$253,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,700		\$16,000	\$800
Interior Architecture	\$97,400	\$2,600		\$2,100
Electrical	\$7,300	\$3,500	\$31,800	\$3,700
Mechanical	\$10,200	\$7,500	\$35,600	\$7,500
Site Enclosure	\$91,400			
Site Pavements	\$17,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$251,800	\$17,600	\$87,300	\$18,100
Importance Code A	\$23,800	\$400	\$16,100	\$1,200
Importance Code B	\$164,100	\$16,000	\$71,200	\$16,900
Importance Code C	\$63,900	\$1,200		
Total	\$251,800	\$17,600	\$87,300	\$18,100



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$11,700	
	Masonry: Brick	92%	Now	\$115,000	LIFE	**	5	\$71,500	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room Chimney							
	Masonry: Limestone	2%			LIFE	**	5	\$1,200	
	Stucco Cement	3%			2045	**	5	\$5,800	
Windows									
	Aluminum	100%			2048	**	5	\$1,600	
Parapets									
	Masonry: Brick	95%	0-2	\$20,700	LIFE	**	5	\$8,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 50%							
		Location : Inside Face Of Upper Parapet Wall							
		Painted Surfaces, Extent : Moderate, Area Affected : 50%							
		Location : Inside Face Of Parapet Wall							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,800	
Roof									
	Modified Bitumen	52%	Now	\$443,000	2042	**			1
		Blisters, Extent : Severe, Area Affected : 10%							
		Location : Throughout Main Roof Area							
		Ponding, Extent : Severe, Area Affected : 20%							
		Location : Throughout Main Roof							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Rooms On The 2nd Floor And Kitchen Area							
	Single Ply Membrane	20%			2037	**	10	\$16,000	
	Single Ply Membrane	23%	Now	\$367,300	2042	**			1
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : Living Skills Roof							
	Skylight, Metal/Glass	5%			2052	**	10	\$13,300	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$900	

Interior

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$4,600	LIFE	**	5	\$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Ceramic Tile	5%			2041	**	5	\$2,800	
Quarry Tile	15%	0-2	\$30,100	2045	**	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sheet Vinyl/Rubber	40%	2-4	\$28,600	2037	**	5	\$16,800	
Worn/Eroded, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Slate	5%			LIFE	**	5	\$3,000	
Vinyl Tile	30%	Now	\$9,000	2037	**	3	\$6,300	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Throughout, Security Office 110								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,400	
Concrete Masonry Unit	5%	Now	\$4,500	LIFE	**	5	\$1,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Water Main Room								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Water Main Room								
Fiberglass Panel	35%			LIFE	**			
Gypsum Board	40%	Now	\$5,300	LIFE	**	5	\$11,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Living Skills Room, Mold, Room On 2nd Floor, 2nd Floor Hallway								
Metal Panel	10%			LIFE	**			
Plaster	5%	Now	\$1,200	LIFE	**	5	\$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Stairwells Top Floor								

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	12%	Now	\$3,600	2045	**	5	\$2,200		
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Living Skills Room, Room 212, 216, 2nd Floor Hallway								
Exposed Struc: Concrete	5%	Now	\$5,400	LIFE	**	5	\$300		
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Water Meter Room								
	Diagonal Cracks, Extent : Severe, Area Affected : 5%								
	Location : Water Meter Room								
Exposed Struc: Steel	3%			LIFE	**				
Gypsum Board	40%	Now	\$5,100	LIFE	**	5	\$18,600		
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Living Skills Room								
Metal Panel	10%			LIFE	**	5	\$4,600		
Plaster	30%			LIFE	**	5	\$7,000		
Site Enclosure									
Fence/Gates									
Chain Link	5%			2052	**				
Iron Picket	95%	2-4	\$26,800	2067	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Free Standing Walls									
Masonry: Brick	100%	Now	\$8,400	2042	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Along Driveway								
Retaining Walls									
Cast in Place Concrete	40%	Now	\$9,500	2052	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : South Wall								
Masonry: Brick	50%	Now	\$46,700	2042	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Along Driveway								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Along Driveway								
	Loose Units, Extent : Moderate, Area Affected : 20%								
	Location : Along Driveway								
Masonry: Fieldstone	10%			2042	**				
Site Pavements									

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	5%	Now	\$200	2052	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : West Facade, Exterior Steps							
Masonry: Granite	5%	Now	\$17,600	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Front Entry Steps							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
	Location : Front Entrance Steps							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
	Location : Front Entry Steps							
Panel/Paver: Bluestone	90%	Now	\$239,600	LIFE	* *	5	\$5,100	
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Throughout Walkways							
Parking/Driveway								
Asphalt	100%	Now	\$58,900	2035	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Activity Yard								
Asphalt	100%			2041	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 3,000 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	90%			2042	* *	5	\$100	
	Molded Case Bkrs	10%			2042	* *	5	\$100	
Raceway									
	Conduit	100%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$900	
Wiring									
	Thermoplastic	100%			2042	* *	1		
Motor Controllers									
	Locally Mounted	100%			2037	* *	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	

Stand-by Power

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

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
	Transfer Switches							
	Automatic	100%		2037	* *	1	\$11,500	
	Generators							
	Diesel	100%		2035	* *	1	\$14,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : One 100 Kilowatts</i>							
	Batteries							
	Lead/Acid	100%		2025	\$2,400	5	\$1,400	
	Fuel Storage							
	Main Tank	50%		2047	* *	5		
	No Component	50%						
Lighting								
	Interior Lighting							
	Fluorescent	80%		2037	* *	10	\$27,500	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	LED	20%		2040	* *			
	Egress Lighting							
	Emergency, Service	55%		2037	* *	1		
	Exit, Service	45%		2037	* *	1		
	Exterior Lighting							
	LED	20%		2040	* *			
	No Component	80%						
Lightning Protection								
	Arresters/Cabling							
	Generic	100%		2047	* *	5	\$800	
Alarm								
	Security System							
	No Component	80%						
	Generic	10%		2037	* *	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
	Generic	10%		2032	\$6,900	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway And Exit Doors</i>							
	<i>Explanation : Intrusion Alarm And Motion Sensor</i>							
	Fire/Smoke Detection							
	No Component	70%						
	Generic, Digital	30%		2037	* *	1-3	\$7,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box, And Fire Alarm Panel</i>							

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2052	**	1		
	Natural Gas	80%			2052	**	1		
	Conversion Equipment								
	Furnace	2%	Now	\$100	2037	**	1	\$300	
				<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : 1st Floor</i>					
				<i>Other Observation, Extent : Light, Area Affected : 2%</i>					
				<i>Location : Lower Roof</i>					
				<i>Explanation : 1 Unit Serving Basic Living Skill Center.</i>					
	Radiant Heater	10%			2032	\$95,300	2	\$1,700	
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
				<i>Location : Stairways</i>					
				<i>Explanation : 11 Electric Radiants</i>					
	No Component	88%							
	Distribution								
	Ductwork/Diffusers	2%	Now	\$1,000	LIFE	**	2-5	\$400	
				<i>Damaged, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : 1st Floor. Defective Air Flow Damper</i>					
	Hot Wtr Piping/Pump	10%	Now	\$400	2048	**	4	\$200	
				<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Boiler Room. Malfunctioning Circulating, Booster Pump</i>					
	No Component	88%							
	Air Conditioning								
	Energy Source								
	Electricity	50%			2048	**	1		
	Natural Gas	50%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	60%			2037	**	2	\$1,400	
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Roof</i>					
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Roof</i>					
				<i>Explanation : 8 Rooftop Package Units</i>					
	Ext Pkg Unit - Heating/Cooling	25%			2037	**	2	\$600	
	Split Unit	10%			2032	\$86,900			
	Window/Wall Unit	5%			2027	\$6,900	1		
	Distribution								
	Ductwork/Diffusers	95%			LIFE	**	2	\$46,300	
	Ductwork/Diffusers	5%	Now	\$1,600	LIFE	**	2	\$2,400	
				<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Upper Roof</i>					
	Ventilation								

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,900	
Exhaust Fans									
	Roof	98%			2037	**	2	\$1,100	
	Roof	2%	Now		2042	**	2		
Unit Inoperable, Extent : Light, Area Affected : 100%									
Location : Upper Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 3 Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2037	**	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Fire Suppression									
Sprinkler									
	Generic	100%			2052	**	1-2	\$10,500	
Chemical System									
	Generic	100%			2030	\$15,900	1-3	\$74,400	

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Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

Asset Name : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Address : 1870 SCHIEFFELIN PLACE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$71,000	
Mechanical		\$92,800
Total	\$71,000	\$92,800
Importance Code A	\$71,000	
Importance Code B		\$92,800
Total	\$71,000	\$92,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,100		\$800	
Interior Architecture	\$15,600			\$800
Electrical	\$200	\$100	\$1,700	\$100
Mechanical	\$300	\$300	\$1,600	\$400
Total	\$40,200	\$400	\$4,100	\$1,300
Importance Code A	\$24,300	\$200	\$1,000	\$200
Importance Code B	\$15,600	\$200	\$3,100	\$1,100
Importance Code C	\$200			
Total	\$40,200	\$400	\$4,100	\$1,300



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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$71,000	LIFE	* *	5	\$8,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Window Lintels							
	Diagonal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Horizontal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Window Lintels, North Facade Fire Escape							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
	Location : North Facade At Parapet Wall							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Facade							
Slate Panels	2%	Now	\$8,200	LIFE	* *	5	\$100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Window Sills							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Window Sills							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Windows								
Aluminum	70%	0-2	\$4,200	2048	* *	5	\$500	
	Vandalism, Extent : Severe, Area Affected : 5%							
	Location : Fire Escape, Damaged Window Frames							
	Other Observation, Extent : Moderate, Area Affected : 2%							
	Location : North Facade							
	Explanation : Boarded Lower Half Of Window							
Metal/Detention Type	30%			2042	* *	5	\$1,400	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$900	
	Vegetation Growth, Extent : Light, Area Affected : 20%							
	Location : South							
Metal Panel	5%			2052	* *	5	\$200	
Roof								
Modified Bitumen	100%	Now	\$11,700	2037	* *			1
	Ponding, Extent : Severe, Area Affected : 20%							
	Location : East							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Boundries Room Below							

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$600	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2035	**	5	\$300	
Vinyl Tile	90%			2037	**	3	\$3,000	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$400	
Concrete Masonry Unit	80%			LIFE	**	5	\$2,800	
Gypsum Board	5%			LIFE	**	5	\$300	
Plaster	10%			LIFE	**	5	\$300	
Ceilings								
Plaster	70%	Now	\$13,900	LIFE	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor And Basement Classroom</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor And Basement Classroom, 2nd Floor Boundries Room</i>								
Plaster	30%			LIFE	**	5	\$1,300	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West</i>								
Site Pavements								
On-Site Walkways								
Asphalt	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	90%			2042	**	1		
Conduit	10%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$100	
Wiring								
Thermoplastic	100%			2042	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5		

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

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Staircases And Basement							
	LED	90%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$500	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	LED	20%			2037	* *			
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2027	\$700	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Generic	10%			2037	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2037	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Gas Fired Modular Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$200	

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2037	* *	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Split Unit	100%			2032	\$92,800			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor And Roof							
		Explanation : 3 Condensers On The Roof. 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof.							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2032	\$200	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Kitchen And 2nd Floor Bathroom							
		Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.							
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	Sanitary Piping								
	Cast Iron	98%			LIFE	* *	1		
	Cast Iron	2%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2042	* *	1-2	\$100	
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							

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Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

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** : CHILDREN'S SERVICES
Date of Survey : 23-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3498 **Lot** : 8 **BIN** : 3378202

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,367,100	\$268,900
Interior Architecture	\$260,500	\$3,876,300
Electrical		\$2,287,000
Mechanical		\$663,400
Site Enclosure	\$333,400	
Total	\$2,961,000	\$7,095,600
Importance Code A	\$2,367,100	\$458,800
Importance Code B	\$165,200	\$6,636,800
Importance Code C	\$428,700	
Total	\$2,961,000	\$7,095,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$157,700			
Interior Architecture	\$233,300	\$8,100	\$10,100	\$1,000
Electrical	\$37,900	\$22,200	\$23,400	\$19,900
Mechanical	\$34,200	\$20,600	\$22,100	\$16,400
Site Enclosure	\$1,300			
Site Pavements	\$13,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$485,900	\$58,800	\$63,500	\$45,200
Importance Code A	\$163,800	\$6,200	\$6,500	\$6,200
Importance Code B	\$211,800	\$52,600	\$57,000	\$39,000
Importance Code C	\$110,300			
Total	\$485,900	\$58,800	\$63,500	\$45,200



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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS JUVENILE DETENTION CENTER

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$45,300	LIFE	* *	5	\$91,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Brick	80%	Now	\$149,900	LIFE	* *	5	\$93,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium Clerestory								
Metal Panel	5%	Now	\$7,500	2052	* *	5	\$10,900	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	5%	Now	\$32,600	2045	* *	5	\$12,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Light, Area Affected : 20%								
Location : Throughout								
Windows								
Metal/Detention Type	100%	Now	\$1,830,500	2042	* *	5	\$31,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	75%			LIFE	* *	5	\$84,800	
Metal Rail	15%	4+	\$7,200	2037	* *	5	\$15,500	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	10%	0-2	\$5,800	LIFE	* *	5	\$9,200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium								

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS JUVENILE DETENTION CENTER
Asset # : 4382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal Panel	30%	Now	\$114,000	2045	**			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Gymnasium							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gymnasium							
		Explanation : Standing Seam Metal Roof							
	Metal Panel	5%			2045	**	10	\$12,200	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Balconies							
		Explanation : Metal Cage Roof							
	Single Ply Membrane	17%	2-4	\$45,400	2037	**			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Single Ply Membrane	43%			2037	**	10	\$57,400	
	Skylight, Plastic	5%	4+	\$215,300	2037	**	1		
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Alum/Vinyl Siding	40%			2052	**	10	\$100	
	Cast in Place Concrete	60%	4+	\$1,600	LIFE	**	5	\$2,700	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Child Admissions							
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$26,900	LIFE	**	5	\$35,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Ceramic Tile	20%	0-2	\$89,200	2041	**	5	\$16,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Quarry Tile	5%	0-2	\$29,100	2037	**	5	\$6,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Lobby And Kitchen							
	Sheet Vinyl/Rubber	10%	2-4	\$20,700	2032	\$1,034,600	5	\$12,100	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Traffic Topping	10%			2032	\$754,600	5	\$20,200	
	Vinyl Tile	5%	Now	\$21,800	2032	\$218,400	3	\$3,000	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basemnet, Corridors, And Kitchen Loading Dock							
	Vinyl Tile	40%			2032	\$1,747,300	3	\$24,300	

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS JUVENILE DETENTION CENTER
Asset # : 4382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	Now	\$34,900	2041	**	5	\$3,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Concrete Masonry Unit	40%	0-2	\$95,300	LIFE	**	5	\$20,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Glass: Single Pane	5%	4+	\$38,500	LIFE	**	5	\$4,900	
	Glazing Broken/Cracked, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Gypsum Board	40%	Now	\$14,200	LIFE	**	5	\$31,200	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : Child Admissions								
	Plaster	5%	Now	\$7,700	LIFE	**	5	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Bathrooms								
	Explanation : Epoxy Finish								
Ceilings									
	AcousTileConcealSpLn	5%	4+	\$6,400	2045	**	5	\$5,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Exposed Struc: Concrete	10%			LIFE	**	5	\$2,500	
	Exposed Struc: Steel	10%	Now	\$76,000	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Gymnasium								
	Gypsum Board	60%	0-2	\$33,200	LIFE	**	5	\$121,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Sprinkler Holes								
	Metal Panel	15%			LIFE	**	5	\$30,400	
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2052	**			
	Iron Picket	25%			2067	**			
	Metal Panel	15%	4+	\$1,300	LIFE	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Metal Panel Gates								

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ADMIN. FOR CHILDREN'S SERVICES - 068 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
Site Enclosure									
Free Standing Walls									
	Concrete Masonry Unit	60%	4+	\$112,600	2042		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Interior Face Of Perimeter Wall									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Interior Face Of Perimeter Wall									
	Masonry: Brick	40%	Now	\$220,800	2042		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : NYPD Gate Entry									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Throughout Extrerior Wall									
Explanation : Efflorescence									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037		* *		
Parking/Driveway									
	Asphalt	100%	Now	\$13,700	2041		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Driveway, Loading Dock And Parking Lot									
Potholes, Extent : Light, Area Affected : 5%									
Location : Loading Dock									
Activity Yard									
	Cast in Place Concrete	50%			2045		* *		
	Pavers/Stone	50%			2041		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2042	* *	5	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2042	* *	5	\$3,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four Vertical Sections									
Raceway									
	Conduit	100%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5	\$100	
	Molded Case Bkrs	95%			2040	* *	5	\$3,100	
Wiring									
	Thermoplastic	100%			2042	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2037	**	5	\$100	
	Motor Control Center	90%			2037	**	5	\$3,100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	**	1	\$38,500	
	Generators								
	Diesel	100%			2035	**	1	\$48,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 1250 Kilowatts								
	Batteries								
	Nickel Cadmium	100%			2025	\$2,400	5	\$27,900	
	Fuel Storage								
	Main Tank	100%			2047	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	\$928,700	10	\$57,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Lobby, Inmates Rooms								
	Explanation : Compact Fluorescent Lights								
	Fluorescent	10%			2032	\$185,700	10	\$11,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : T-5 Lamps								
	Fluorescent	40%			2032	\$743,000	10	\$45,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Service	50%			2032	\$37,600	1		
	Exit, LED	50%			2047	**	1		
	Exterior Lighting								
	LED	30%			2040	**			
	No Component	70%							
Alarm									

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ADMIN. FOR CHILDREN'S SERVICES - 068 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

Alarm

Security System

No Component

Generic

10%

90%

2040

* *

1

\$42,000

Other Observation, Extent : N/A, Area Affected : 100%

Location : Lobby, Hallways, Inmates Room, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

2032

\$314,900

1-3

\$77,000

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source

Natural Gas

80%

2052

* *

1

Interruptible Gas/Dual

20%

2052

* *

1

Fuel

Conversion Equipment

Furnace

50%

2032

\$189,900

1

\$30,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 12 Rooftop Package Units

Furnace

30%

2040

* *

1

\$18,500

Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 5 Rooftop Package Units

Hot Water Boiler

20%

2037

* *

1

\$12,400

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

Location : Basement

Explanation : 2 Dual Fuel Hot Water Boilers. No.1 Unit Has Scheduled To Be Replaced.

Distribution

Hot Wtr Piping/Pump

20%

2040

* *

4

\$1,200

No Component

80%

Terminal Devices

Convactor/Radiator

15%

2037

* *

1

\$6,100

Unit Heater - Steam

5%

2032

\$34,700

4

\$600

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

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ADMIN. FOR CHILDREN'S SERVICES - 068
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
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%	0-2	\$15,400	2032	\$307,700	2	\$900	
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Roof									
Explanation : R-22 Refrigerant. Inefficient And Defective Units.									
	Ext Pkg Unit - Heating/Cooling	65%			2040	**	2	\$5,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : R-410a									
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,700	
Exhaust Fans									
	Roof	20%	Now	\$4,700	2032	\$47,400	2	\$600	
Not in Service, Extent : Severe, Area Affected : 20%									
Location : Roof									
Other Observation, Extent : Severe, Area Affected : 70%									
Location : Roof									
Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.									
	Roof	30%			2040	**	2	\$1,200	
	Roof	50%			2032	\$118,400	2	\$1,900	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$3,800	4	\$4,000	
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$7,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1 Freight Unit From Basement To 3rd Floor; 1 Passenger Unit From 1st To 3rd Floor									
Explanation : Two Units									

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.

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS JUVENILE DETENTION CENTER
Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2042	* *	1-2	\$35,000	
Fire Pump								
	Generic	100%		2035	* *	1	\$23,300	
Chemical System	No Component	98%						
	Generic	2%		2027	\$300	1-3	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

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Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

Asset Name : HORIZON JUVENILE DETENTION CENTER
Address : 560 BROOK AVENUE @WESTCHESTER AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DJJ0003.000 / 4383 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 100,204 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 05-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2276 **Lot** : 1 **BIN** : 2000133

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$462,500	\$285,100
Interior Architecture	\$75,900	\$141,500
Electrical		\$1,909,200
Mechanical	\$158,400	\$1,857,200
Total	\$696,900	\$4,193,100
Importance Code A	\$524,900	\$437,300
Importance Code B	\$172,000	\$3,755,700
Total	\$696,900	\$4,193,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$32,600	\$35,500		
Interior Architecture			\$4,700	
Electrical	\$14,600	\$12,500	\$9,800	\$10,300
Mechanical	\$21,800	\$41,600	\$36,200	\$19,200
Site Pavements	\$30,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$107,700	\$97,600	\$58,600	\$37,500
Importance Code A	\$37,100	\$40,800	\$5,000	\$5,000
Importance Code B	\$39,800	\$56,800	\$53,600	\$32,500
Importance Code C	\$30,800			
Total	\$107,700	\$97,600	\$58,600	\$37,500



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.

ADMIN. FOR CHILDREN'S SERVICES - 068
HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	65%			LIFE	* *	5	\$61,300		
Metal Sect. OHD	5%			2044	* *	5	\$14,700		
Metal: Cage/Fence	4%			2044	* *	5	\$16,500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Balconies									
Explanation : Perforated Panels									
Metal: Cage/Fence	1%			2036	* *	5	\$4,100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : South Facade									
Explanation : Enclosed Sally Port									
Pre-Cast Concrete	20%	0-2	\$26,700	LIFE	* *	5	\$61,300		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Window Wall	5%			2051	* *	5	\$17,700		
Windows									
Metal/Detention Type	98%	0-2	\$462,500	2051	* *	5	\$23,900		
Other Observation, Extent : Light, Area Affected : 50%									
Location : Plexi Replaced On First Floor Only									
Explanation : Steel Frames With High Strength Plexiglass Glazing									
Metal Louvers	2%			2034	\$14,500	10	\$1,700		
Parapets									
Masonry: Brick	10%	Now	\$4,000	LIFE	* *	5	\$1,600		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Staff Terrace									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : At Staff Terrace Into Hall Below									
Metal: Cage/Fence	10%	4+	\$1,900	2044	* *	5	\$5,300		
Corrosion/Rusting, Extent : Light, Area Affected : 15%									
Location : Pitch Pockets									
Pre-Cast Concrete	80%			LIFE	* *	5	\$82,000		

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ADMIN. FOR CHILDREN'S SERVICES - 068
HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%			LIFE	**			
Metal, Corrugated	20%			2044	**	1		
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Metal Panel	10%			2036	**	10	\$24,600	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Above Balconies								
Explanation : Perforated Metal Screens								
Modified Bitumen	60%			2039	**	10	\$80,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Skylight, Plastic	5%			2048	**	1		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Soffits								
Stucco Cement	100%			2044	**	5	\$46,800	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$9,800	
Ceramic Tile	25%			2044	**	5	\$37,500	
Panel/Paver: Cer/Brk	45%			2047	**	5	\$151,900	
Quarry Tile	2%			2044	**	5	\$4,500	
Vinyl Tile	25%			2036	**	3	\$14,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2044	**	5	\$7,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Bathrooms, Toilets								
Concrete Masonry Unit	25%			LIFE	**	5	\$14,000	
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	55%			LIFE	**	5	\$46,100	
Ceilings								
AcousTileConcealSpLn	15%			2044	**	5	\$28,100	
AcousTileSusp.Lay-In	5%			2044	**	5	\$7,500	
Exposed Struc: Concrete	20%			LIFE	**	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$65,600	
Metal Panel	15%			LIFE	**	5	\$28,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	**			
Masonry: Brick	50%			2051	**			

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ADMIN. FOR CHILDREN'S SERVICES - 068
HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	25%			2066		**			
Concrete Masonry Unit	25%			2051		**			
Masonry: Brick	50%			2051		**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044		**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Brook Avenue Near Tree</i>									

On-Site Walkways

Cast in Place Concrete	100%			2044		**			
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Parking/Driveway

Asphalt	100%	0-2	\$30,800	2040		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Driveway And Parking Area</i>									

Activity Yard

Asphalt	40%			2040		**			
Cast in Place Concrete	40%			2044		**			
Under Construction	20%								

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2041		**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Four 4,000 Ampere Main Disconnect Switches</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2041		**	5	\$2,600	
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Raceway

Conduit	100%			2041		**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2041		**	1		
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Motor Controllers

Locally Mounted	20%			2036		**	5	\$100	
Motor Control Center	80%			2036		**	5	\$2,200	

Ground

Grounding Devices

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

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ADMIN. FOR CHILDREN'S SERVICES - 068
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
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$30,800	
Generators								
Diesel	100%			2034	\$106,100	1	\$38,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside							
	Explanation : One 1,200 Kilowatts							
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$3,700	
Fuel Storage								
Day Tank	50%			2039	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 275 Gallons							
Main Tank	50%			2046	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : One 8,000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	10%			2031	\$148,900	10	\$9,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways							
	Explanation : T-5 Lamps							
Fluorescent	70%			2031	\$1,042,300	10	\$64,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	20%			2031	\$297,800	10	\$18,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Hallways And Dorms							
Egress Lighting								
Emergency, Service	50%			2031	\$30,100	1		
Emergency, Battery	10%			2031	\$16,400	10	\$2,400	
Exit, LED	30%			2046	* *	1		
Exit, Service	10%			2031	\$4,200	1		
Exterior Lighting								
HID	20%			2031	\$91,300	10	\$100	
No Component	80%							

Alarm

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ADMIN. FOR CHILDREN'S SERVICES - 068
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

Alarm

Security System

No Component

70%

Generic

20%

2031

\$36,700

1

\$7,500

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

Generic

10%

2031

\$18,400

1

\$3,700

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$75,700

1-3

\$19,100

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

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

Heating

Energy Source

Natural Gas

50%

2051

* *

1

Interruptible Gas/Dual

50%

2041

* *

1

Fuel

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

Conversion Equipment

Furnace

50%

2031

\$152,200

1

\$24,800

Hot Water Boiler

40%

2036

* *

1

\$19,800

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

Hot Water Boiler

10%

0-2

\$62,400

2051

* *

1

\$4,500

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

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$4,900

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ADMIN. FOR CHILDREN'S SERVICES - 068
HORIZON JUVENILE DETENTION CENTER
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
Heating									
	Terminal Devices								
	Air Handler	40%			2031	\$736,700	1	\$24,800	
	Convactor/Radiator	20%	0-2	\$96,000	2051	* *	1	\$5,800	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Throughout, Defective Building Automation System, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers							
	Convactor/Radiator	40%			2036	* *	1	\$13,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	50%			2031	\$822,100	2	\$3,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 1%							
		Location : Air Conditioning Units							
	Ext Pkg Unit - Heating/Cooling	50%			2039	* *	2	\$3,100	
		Recent Installation, Extent : N/A, Area Affected : 50%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,900	
	Exhaust Fans								
	Roof	50%			2039	* *	2	\$1,500	
		Recent Installation, Extent : N/A, Area Affected : 50%							
		Location : Roof							
	Roof	50%			2031	\$94,900	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			2051	* *	1		
	Brass/Copper	5%			2051	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Gas Fired Hot Water Heaters							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Basement Level							
		Explanation : Newly Installed Macerator							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

ADMIN. FOR CHILDREN'S SERVICES - 068
HORIZON JUVENILE DETENTION CENTER
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
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$19,600	4	\$2,100	
	Sewage Ejector(s)								
	Electric	100%			2031	\$51,200	4	\$4,000	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Explanation : Backflow Preventer Located On The First Floor								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement To 2nd Floor								
	Explanation : There Are 2 Hydraulic Elevators								
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$28,100	
	Fire Pump								
	Generic	100%			2040	* *	1	\$18,700	
	Chemical System								
	Generic	100%			2026	\$15,900	1-3	\$74,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Kitchen								
	Explanation : Chemical Fire Suppression System In Kitchen								

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

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

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

Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 126,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 19-Dec-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Mez,Ph
Block : 962 **Lot** : 100 **BIN** : 1086515

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$822,000	\$156,500
Interior Architecture	\$1,045,800	\$385,700
Electrical		\$115,600
Mechanical	\$3,752,800	\$4,647,100
Total	\$5,620,500	\$5,304,800
Importance Code A	\$905,900	\$156,500
Importance Code B	\$4,560,100	\$4,900,300
Importance Code C	\$154,500	\$248,000
Total	\$5,620,500	\$5,304,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$159,300			
Interior Architecture	\$181,500		\$14,000	\$14,200
Electrical	\$26,300	\$20,500	\$23,600	\$22,900
Mechanical	\$114,900	\$67,700	\$49,500	\$71,200
Site Pavements	\$13,300			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$524,900	\$117,800	\$116,800	\$137,900
Importance Code A	\$159,300	\$5,600	\$5,600	\$6,000
Importance Code B	\$320,900	\$112,200	\$111,200	\$131,900
Importance Code C	\$44,700			
Total	\$524,900	\$117,800	\$116,800	\$137,900



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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$87,300	
	Masonry: Brick	65%	Now	\$584,300	LIFE	**	5	\$72,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Stucco Finish Over Brick Wall In Areaway									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Facade On East 28th Street									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : On Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Courtyard Into Second Floor Children Area During Heavy Rain									
	Masonry: Granite	5%	0-2	\$8,600	LIFE	**	5	\$4,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Various Locations									
	Masonry: Limestone	10%			LIFE	**	5	\$16,800	
Staining/Discoloring, Extent : Light, Area Affected : 25%									
Location : Various Locations									
	Metal Panel	15%			2054	**	5-10	\$115,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse Facade									
Explanation : Metal Panels									
Windows									
	Aluminum	95%	Now	\$237,700	2042	**	5	\$25,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : Window Sills On 2nd Through 5th Floors									
	Metal Louvers	5%			2043	**	10	\$16,800	
Parapets									
	Cast Stone/Terra Cotta	20%	Now	\$29,100	LIFE	**	5	\$20,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Below Coping Stones									
	Masonry: Brick	80%	2-4	\$25,900	LIFE	**	5	\$10,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Parapet Wall									

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	IRMA/Protected Membrane	10%	Now	\$12,600	2039	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : Section Over 6th Floor At Southeast Corner Vegetation Growth, Extent : Moderate, Area Affected : 2% Location : Section Over 6th Floor At Southeast Corner							
	Metal Panel	50%	Now	\$7,700	2047	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Penthouse Roof Water Penetration, Extent : Moderate, Area Affected : 2% Location : Over Generator At Flue Penetration							
	Modified Bitumen	40%	Now	\$23,300	2039	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : Into Room 602							
	Soffits								
	Glass: Special Gauge	100%			LIFE	* *	1		
Interior									

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2033	\$483,700	3	\$42,000	
	Worn/Eroded, Extent : Light, Area Affected : 5%							
	Location : Auditorium							
Cast in Place Concrete	5%	0-2	\$15,500	LIFE	**	5	\$20,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Space							
Ceramic Tile	5%	0-2	\$10,300	2043	**	5	\$4,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%							
	Location : Toilet Rooms							
Cork Tile	6%	Now	\$441,100	2064	**	5	\$4,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Multiple Offices On 5th Floor							
	Worn/Eroded, Extent : Severe, Area Affected : 25%							
	Location : Multiple Offices On 5th Floor							
	Other Observation, Extent : Severe, Area Affected : 25%							
	Location : Multiple Offices On 5th Floor							
	Explanation : Adhesive Failing							
Granite Panels	4%	0-2	\$32,300	LIFE	**	5	\$5,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Sheet Vinyl/Rubber	4%			2039	**	5	\$11,200	
Vinyl Tile	61%	Now	\$307,200	2039	**	3	\$42,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Corridors, Cubical Areas, Penthouse Stairwell, 2nd Floor							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Corridors, Cubical Areas Below Office Chairs							
	Patching Evident, Extent : Light, Area Affected : 15%							
	Location : Corridors, Cubical Areas							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Corridors, Cubical Areas							
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$15,300	
Glass: Single Pane	5%			LIFE	**	5	\$28,600	
Gypsum Board	75%	0-2	\$78,200	LIFE	**	5	\$171,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Corners In Basement Corridors							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Corners In Basement Corridors							
	Explanation : Impact Damage, Missing Corner Guards							
Masonry: Brick	10%			LIFE	**	10	\$11,400	
Wood	5%			LIFE	**	5	\$152,600	

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	60%	4+	\$36,400	2047	* *	5	\$56,000	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Various Locations Throughout, Room 605							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 6th Floor							
Exposed Struc: Steel	10%			LIFE	* *	10	\$37,300	
Gypsum Board	15%			LIFE	* *	5-10	\$96,300	
Masonry: Infill Arch	5%			LIFE	* *	10	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hyphen Section							
	Explanation : Terra Cotta Archs							
Metal Panel	5%			LIFE	* *	5	\$23,300	
Wood	5%			LIFE	* *	5	\$163,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Base Of Fence							
Free Standing Walls								
Masonry: Fieldstone	100%			2054	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Entrance							
	Explanation : Material Is Granite Panel							
Retaining Walls								
Cast in Place Concrete	90%			2069	* *			
Masonry: Fieldstone	10%			2054	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Entrance							
	Explanation : Material Is Granite Panel							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2047	* *			
Masonry: Granite	50%	4+	\$11,400	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Steps							
Activity Yard								
Rubber Matting	100%	Now	\$2,000	2034	\$9,900			
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : 2nd Floor Courtyard							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : 2nd Floor Courtyard							
	Explanation : Curling At Seams, Not Draining Correctly Causing Water To Enter 2nd Floor							

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : The Service Equipment Includes 4,000 Ampere Switches And One 3,000 Ampere Switch.							
	Transformers								
	Dry Type	100%			2047	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Transformers System Include Four 45 Kilovolt Amperes Step Up Transformers For Elevators.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2054	* *	5	\$500	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2050	* *	5	\$600	
	Molded Case Bkrs	80%			2050	* *	5	\$2,700	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	60%			2047	* *	5	\$500	
	Variable Frequency Drive	40%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Ground Connection Is Located In The Steam Room.							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$38,800	
	Generators								
	Diesel	100%			2043	* *	1	\$48,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : The Diesel Generator Is Rated 500 Kilovolt Amperes. It Is In Good Condition. Load Banks Are Used For Generator Testing.							
	Batteries								
	Lead/Acid	100%			2028	\$2,400	5	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 6th Floor							
		Explanation : Penthouse							

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2050	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : The Day Tank Is Rated 200 Gallons.							
	Main Tank	70%			2062	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Is Rated 2,000 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2039	**	10	\$11,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Corridors All Floor							
	Fluorescent	90%			2039	**	10	\$104,000	
		Motion Sensors in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Some Lights Are Controlled With A Daylighting Control System.							
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	LED	20%			2042	**			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	**	5	\$600	
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$47,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : The Security System Includes Cameras And Card Access Control.							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	**	1-3	\$77,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2044	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment									
	Heat Exchanger, Plate & Frame	90%	Now	\$83,900	2047	* *	1	\$50,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Units. One Needs Immediate Repair</i>									
	Pres. Reducing Valve/LP Steam	10%			2043	* *	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Stage</i>									
Distribution									
	Hot Wtr Piping/Pump	100%	2-4	\$134,600	2042	* *	4	\$6,200	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout. Building Management System Is Malfunctioning</i>									
Terminal Devices									
	Air Handler	30%			2039	* *	1	\$23,400	
	Convactor/Radiator	10%			2047	* *	1	\$4,100	
	Fan Coil Unit/Heat	60%			2039	* *	1	\$24,400	
Controls									
	Digital	100%	2-4	\$3,534,300	2034	\$3,534,300			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout. Building Management System Is Not Working Due To Defective Mechanical And Electrical System</i>									
Air Conditioning									
Energy Source									
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	90%			2043	* *	1	\$122,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chiller</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Multi Stack Chillers</i>									
	Split Unit	10%			2039	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	\$9,300	
Terminal Devices									
	Air Handler/Cool/Ht	30%			2039	* *	1	\$23,400	
	Fan Coil - 4 Pipe	70%			2039	* *	1	\$28,500	
Heat Rejection									
	Water Cooling Tower	100%			2032	\$621,600	2	\$126,800	
Ventilation									

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,200	
Exhaust Fans									
	Interior	90%			2034	\$491,200	2	\$3,500	
	Roof	10%			2034	\$23,900	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2044	**	4	\$12,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	0-2	\$43,400	LIFE	**	1		
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Laundry Room. Water Is Leaking Into Laundry Room During Rain									
Sump Pump(s)									
	Non-Submersible	100%			2039	**	4	\$2,700	
Pool Filter/Treatment									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Playground Area Of Roof									
Explanation : Fountains									
Backflow Preventer									
	Generic	100%			2039	**	1	\$7,700	
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 5%									
Location : Toilet Rooms									
Hot Water Storage Tank									
	Generic	100%			2039	**	1		
Vertical Transport									
Elevators									
	Geared Traction	80%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 6th Floor									
Explanation : 4 Passenger Units									
	Hydraulic	20%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement To 1st Floor									
Explanation : 1 Freight. One Elevator Is Not Working									
Fire Suppression									
Standpipe									
	Generic	100%			2054	**	1-5	\$63,500	
Sprinkler									
	Generic	100%			2054	**	1-2	\$35,300	

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2043	* *	1	\$23,500	

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Print Date : 22-Aug-2023

ADMIN. FOR CHILDREN'S SERVICES - FY 2024

Asset Name : RICHMOND HILL DETENTION-BOYSTOWN
Address : 132-04 107TH AVENUE JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : ACS0007.000 / 15210 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 6,100 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 04-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 9612 **Lot** : 1 **BIN** : 4206164

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$63,300
Total		\$63,300
Importance Code A		\$63,300
Total		\$63,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,300			
Interior Architecture	\$9,000	\$600		\$8,000
Electrical	\$600	\$700	\$600	\$7,100
Mechanical	\$10,000	\$5,600	\$5,400	\$22,400
Site Pavements	\$3,500			
Total	\$24,300	\$6,900	\$6,000	\$37,500
Importance Code A	\$1,600	\$300	\$300	\$400
Importance Code B	\$17,900	\$6,600	\$5,700	\$37,100
Importance Code C	\$4,800			
Total	\$24,300	\$6,900	\$6,000	\$37,500



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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND HILL DETENTION-BOYSTOWN
Asset # : 15210

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Alum/Vinyl Siding	5%			2053	**	10	\$400	
	Masonry: Brick	90%			LIFE	**	5	\$21,300	
	Wood	5%	0-2	\$1,300	2046	**	5	\$3,000	
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	95%			2049	**	5	\$2,600	
	Metal Louvers	5%			2042	**	10	\$900	
Parapets									
	No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Sloper Roof									
Explanation : No Parapet									
	No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Flat Roof									
Explanation : Metal Guard Rail									
Roof									
	Asphalt Shingle	90%			2042	**	10	\$3,100	
	Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Flat Roof									
Explanation : Not Accessible									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Sheet Vinyl/Rubber	80%			2038	**	5	\$15,600	
	Vinyl Tile	10%	Now	\$700	2038	**	3	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Attic									
	Wood	5%			2061	**	5	\$1,200	
Interior Walls									
	Ceramic Tile	5%	0-2	\$900	2042	**	5	\$400	
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : 2nd Floor Hall									
	Fiberglass Panel	20%			LIFE	**			
	Gypsum Board	75%	Now	\$3,400	LIFE	**	5	\$7,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Around Grease Trap									
Ceilings									
	Gypsum Board	90%	Now	\$4,000	LIFE	**	5	\$14,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stairs Near Basement									
	Metal Panel	10%			LIFE	**	5	\$1,600	
Site Enclosure									

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND HILL DETENTION-BOYSTOWN
Asset # : 15210

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	80%			2053		* *		
	Aluminum Picket	10%			2053		* *		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Flat Roof								
	Explanation : Flat Roof Guard Rail								
	Masonry: Brick	10%			2053		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$2,900	2046		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : 132nd Street								
	On-Site Walkways								
	Cast in Place Concrete	30%			2046		* *		
	Masonry: Brick	10%	0-2	\$500	2043		* *		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Brick Steps								
	Pavers/Stone	60%			2042		* *		
Parking/Driveway									
	Cast in Place Concrete	100%			2046		* *		
Activity Yard									
	Pavers/Stone	75%			2042		* *		
	Rubber Matting	25%			2038		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2053	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2053	* *	5	\$200	
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2049	* *	5		
	Molded Case Bkrs	98%			2049	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2046	* *	5		

Ground

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RICHMOND HILL DETENTION-BOYSTOWN
Asset # : 15210

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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2038	* *	10	\$5,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$700	
	Exit, Service	50%			2038	* *	1		
	Exterior Lighting								
	LED	30%			2038	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	50%			2038	* *	1	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Exit Doors								
	Explanation : Motion Sensor And Intrusion Alarm								
	Generic	50%			2038	* *	1	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Horns, Pull Box, Alarm Bell, Smoke Detector And Fire Alarm Panel								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2031	\$63,300	1	\$3,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2046	* *	1	\$2,000	
Air Conditioning									

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND HILL DETENTION-BOYSTOWN
Asset # : 15210

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
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Split Unit	80%			2038	**			
	No Component	20%							
	Terminal Devices								
	Fan Coil - 2 Pipe	80%			2038	**	1	\$1,600	
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser Unit	80%			2038	**	2	\$3,400	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$2,700	
	No Component	20%							
	Exhaust Fans								
	Roof	80%			2038	**	2	\$200	
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 75 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2053	**	1-2	\$1,700	
	Chemical System								
	Generic	100%			2028	\$12,000	1-3	\$60,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : 1 Set Covers 15 Square Feet								

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