Print Date: 16-Sep-2019 DIV. OF YOUTH & FAMILY JUSTICE - FY 2020

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

Address : 1101 BEACH AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0004.000 / 14321 Yr Built/Renovated : 1972 /

Area Sq Ft : 4,080 Project Type : JUVENILE JUSTICE

Date of Survey : 27-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 1 BIN : 2024244

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,300	\$200	\$1,800	
Interior Architecture	\$11,800	\$400		\$200
Electrical	\$100	\$100	\$9,400	\$100
Mechanical	\$300	\$300	\$7,800	\$400
Total	\$37,600	\$1,000	\$19,000	\$700
Importance Code A	\$25,500	\$400	\$2,100	\$200
Importance Code B	\$10,500	\$200	\$17,000	\$500
Importance Code C	\$1,600	\$400		
Total	\$37,600	\$1,000	\$19,000	\$700



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

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

Asset #: 14321

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	700/ 31	Φ1.6.600	LIDE	* *	-	Φ5 200	
Masonry: Brick	70% Now Horizontal Cracks, Ext Location: South And Vertical Cracks, Exten Location: East Faca	' West Facade t : Moderate, Are de	a Affecte	cted : 5% d : 2%	5	\$5,300	
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Erod, Location: Window S.		LIFE te, Area A	* * Iffected : 25%	5	\$1,200	
Stucco Cement	25% Now Vertical Cracks, Exten Location : West Faca		2041 a Affecte	* * d : 5%	5	\$2,400	
Windows					_		
Aluminum	95% Now Unit Inoperable, Exten Location: Second Flo Other Observation, Ex- Location: Throughout Explanation: Units I	oor, Window Bod tent : Moderate, 2 ut	rded Up Area Affe	cted : 100%	5 poses	\$400	
Wood	5%	Temani Boenea 1	2027	\$1,200	5	\$400	
Parapets				. , , , , , , , , , , , , , , , , , , ,		· · · · · · · · · · · · · · · · · · ·	
Cast Stone/Terra Cotta	7% Other Observation, Ex. Location: Roof Explanation: Observ			* *	5	\$200	
Masonry: Brick	90% Other Observation, Ex. Location: Roof Explanation: Observ			**	5	\$400	
Pre-Cast Concrete	3% Other Observation, Ex. Location : Roof Explanation : Observ			* * : 100%	5	\$100	
Roof	1.50/		2021	.	10	#100	
Asphalt Shingle Metal, Corrugated	15% 20% 0-2 Deformed/Dented, Exte Location : Front Can		2031 2048 rea Affec	* * * * tted : 50%	10	\$100	
Modified Bitumen	65% Other Observation, Ex. Location: Roof Explanation: No Acc			* * : 100%	10	\$1,800	

Interior

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

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

Asset #: 14321

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors						_		
Cast in Place Concrete	25%			LIFE	* *	5	\$3,300	
Ceramic Tile	5%		Ф1 600	2031	* *	5	\$300	
Vinyl Tile	30%		\$1,600	2033		3	\$700	
	Location	: Second I			njeciea . 1076			
Wood	40%		\$8,400	2056	* *	5	\$2,300	
			Extent : Moderate, d Second Floors	Area Afj	fected : 30%			
			: Moderate, Area	Affected	. 15%			
	-		d Second Floors	1,1,000000	. 10,0			
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	10%			2037	* *	5	\$800	
Gypsum Board	50%	Now	\$1,600	LIFE	* *	5	\$2,300	
			Extent: Severe, A	rea Affec	cted : 5%			
		: Basemen						
	-		ıt, Extent : Light, A	rea Affe	cted : 2%			
			or Basement Stair					
		netration, E n : Basemen	xtent : Severe, Are t	a Affecte	d : 5%			
Wood	25%			LIFE	* *	5	\$7,600	
Ceilings								
Exposed Struc: Wood	20%			LIFE	* *			
Gypsum Board	80%			LIFE	* *	5	\$6,100	
	-	place Evide : Basment	ent, Extent : Light,	Area Aff	ected : 2%			
ite Enclosure								
Fence/Gates	1000			2020	at •			
Chain Link	100%			2038	* *			
			xtent : Moderate, 2	Area Affe	ected : 50%			
		: Watson 2						
· · ·	Explana	tion : Fenc	e Leaning					
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway	100/0			20 4 1	•			
Asphalt	100%			2031	* *			
порише			xtent : Light, Area		! : 15%			
		: At Parki	-	,,,	• / •			
		tion : Crac	-					

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

Under 600 Volts

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

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

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

Asset #: 14321

Electrical	Current Repair	Future R	eplacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_	***	
Molded Case Bkrs	100%	2038	**	5	\$100	
	Other Observation, Extent: Light, Area	Affected: 1	00%			
	Location: Basement Explanation: One 200 Amperes Main	Disconnact	Switch			
Raceway	Explanation . One 200 Amperes Main	Disconnect	Swiich			
Conduit	100%	2038	* *	1		
Panelboards	10070					
Molded Case Bkrs	100%	2036	* *	5	\$100	
Wiring						
Thermoplastic	100%	2038	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected: 1	00%			
	Location: Basement					
T 1 1	Explanation : Boiler Room					
Lighting						
Interior Lighting Fluorescent	80%	2033	* *	10	\$3,000	
Fluorescent	T-12 Lamps And Fixtures, Extent : Ligh			10	\$3,000	
	Location: Throughout	i, 111 eu 11jjec	лей . 100/0			
Incandescent	20%	2023	\$4,400	2		
Egress Lighting			4 1,100			
Emergency, Battery	50%	2033	* *	10	\$500	
Exit, Battery	50%	2028	\$3,100	10	\$100	
Exterior Lighting						
HID	40%	2033	* *	10		
Incandescent	10%	2023	\$1,400	2		
No Component	50%					
Alarm						
Security System	000/					
No Component	80%	2020	Φ2 (22		#200	
Generic	20%	2028	\$2,600	1	\$300	
Fire/Smoke Detection	000/					
No Component	80%	2020	#0.000	1.2	0.500	
Generic, Analog	20% Other Observation Extent : Light Area	2028	\$8,800	1-3	\$500	
	Other Observation, Extent : Light, Area Location : Throughout	Ајјества : Т	U/0			
	Explanation: Smoke Detectors With S	Sounding Ras	205			
	Explanation . Smoke Detectors with S	ounding Das) ES			

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

Heating

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

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

Asset #: 14321

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	**	1	\$2,000	
		ervation, Extent : Light, A : Basement Boiler Room	irea Affectea	: 100%			
		: Basement Botter Room ion : 1 Unit, Hart And Gr	ioussa Com	120 000 Ptu/hm			
Distribution	Ехріанан	on . 1 Onu, Hart Ana Gr	ousse corp.	- 120,000 Biu/nr			
Hot Wtr Piping/Pump	100%		2036	* *	4	\$200	
Terminal Devices	10070		2030			Ψ200	
Convector/Radiator	100%		2033	* *	1	\$1,300	
		ervation, Extent : Light, A		: 100%		4-,	
	Location	: Perimeter Walls					
	Explanati	ion : Cast Iron Baseboard	d Radiators				
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment	(00/		2022	Φ.Σ. 0.0.0			
Window/Wall Unit	60% 40%		2023	\$5,000	1		
No Component Ventilation	40%						
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$200	
No Component	90%		ZII Z		2 3	Ψ200	
Exhaust Fans							
Wall Unit	5%	Now	2028	\$100	2		
	-	ning, Extent : Moderate,					
	Location	: Second Floor Bathroon	n, Defective I	Exhaust Fan			
		ervation, Extent : Light, A	1rea Affected	: 10%			
		: 2nd Floor					
		ion : Bathroom Only					
No Component	95%						
Plumbing							
H/C Water Piping	1000/		2020	* *			
Brass/Copper	100%		2038	<i>~</i> ~	1		
Water Heater Gas Fired	100%		2022	¢2 400	2	\$100	
Gas Fired		ervation, Extent : Light, A	2023 Trea Affected	\$2,400	2	\$100	
		: Nasement Boiler Room	1, cu 21, jecieu	. 100/0			
		ion: 40 Gallon Rheems					
Sanitary Piping	<i>p</i>						
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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: 16-Sep-2019 DIV. OF YOUTH & FAMILY JUSTICE - FY 2020

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

Address : 1103 BEACH AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0005.000 / 14322 Yr Built/Renovated : 1972 /

Area Sq Ft : 4,080 Project Type : JUVENILE JUSTICE

Date of Survey : 27-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 73 BIN : 2095231

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,800	\$200	\$2,200	\$400
Interior Architecture	\$25,300	\$200		\$300
Electrical	\$300		\$7,100	
Mechanical	\$600	\$600	\$34,100	\$700
Total	\$49,000	\$1,100	\$43,400	\$1,500
Importance Code A	\$23,000	\$400	\$2,400	\$600
Importance Code B	\$26,000	\$500	\$41,000	\$900
Importance Code C		\$200		
Total	\$49,000	\$1,100	\$43,400	\$1,500



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

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

Asset #: 14322

rchitecture	Current Repair	Future	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick	70% Now \$16 Corrosion/Rusting, Extent: Mode Location: Window Lintels, Ea. Diagonal Cracks, Extent: Mode Location: East Facade Horizontal Cracks, Extent: Mode Location: West Facade Jnt Mortar Miss/Erod, Extent: Mode Location: East Facade, Window	st Facade rrate, Area Affect lerate, Area Affec Moderate, Area A	ed : 5% cted : 5%	5	\$5,300	
Pre-Cast Concrete	5% Now \$2 Jnt Mortar Miss/Erod, Extent : M Location : Window Sills	2,600 LIFE Moderate, Area A	* * ffected : 25%	5	\$1,200	
Stucco Cement	25% 2-4 \$2 Cracking/Crumbling, Extent : Li Location : West Facade	2,800 2041 ight, Area Affecte	* * ed : 5%	5	\$2,400	
Windows						
Aluminum	95% Other Observation, Extent: Mod Location: Throughout			5	\$700	
TT7 1	Explanation: Units Remain Lo			_	Φ.4.0.0	
Wood	5%	2027	\$1,200	5	\$400	
Parapets Cast Stone/Terra Cotta	7% Other Observation, Extent: Light Location: Roof Explanation: Observed From		**	5	\$200	
Masonry: Brick	90%	LIFE	* *	5	\$400	
Masolily. Blick	Other Observation, Extent: Light Location: Roof Explanation: Observed From	ht, Area Affected	: 100%	3	ў 100	
Pre-Cast Concrete	3% Other Observation, Extent: Light Location: Roof Explanation: Observed From		**	5	\$100	
Roof	-T					
Asphalt Shingle Metal, Corrugated	Deformed/Dented, Extent : Mode	2031 \$600 2048 erate, Area Affec	* * * * ted : 50%	10 1	\$100	
Modified Bitumen	Location: Front Canopy 80% Other Observation, Extent: Light	2033 ht, Area Affected	**	10	\$2,200	
erior	Location: Roof Explanation: No Access, No In	nterior Leaks				

Interior

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

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

Asset #: 14322

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System	0/ -6				•			Duin
Component Type	% of Total	(Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Interior								
Floors	250/			LIEE	* *	-	ф2 200	
Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
Ceramic Tile	5%	0.2	\$7.200	2031		5	\$300	
Vinyl Tile	Location Uneven St Location Worn/Ero	a : Through ubstrate, Ex a : 3rd Floo	tent : Severe, Area r Sloped, 2nd Floo : Moderate, Area .	Affected r Kitcher	l : 30% n Depressed	3	\$1,000	
Wood	25%		\$5,200	2056	* *	5	\$1,400	
	Location Split/Crac	i : First And ked, Extent	Extent : Moderate, d Second Floors : Moderate, Area d Second Floors					
Interior Walls								
Cast in Place Concrete			nt : Moderate, Are t	LIFE a Affecte	* * ed : 5%			
Ceramic Tile	5%			2037	* *	5	\$400	
Gypsum Board	55%			LIFE	* *	5	\$2,500	
Wood	25%			LIFE	* *	5	\$7,600	
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Cracking/ Location	n : Basemen Crumbling, n : Basemen	Extent : Moderate	, Area A	ffected : 10%	5	\$500	
	Location	i : Basemen	t					
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board			\$4,800 amage, Extent : Mo out	LIFE oderate,	* * Area Affected : 5%	5	\$5,700	
	Location	i : First Flo	nt, Extent : Light, A or, Bad Craftsman	ship				
			xtent : Moderate, A or At Repair Area	1rea Affe	cted: 2%			
Site Enclosure								
Fence/Gates Chain Link	100%			2038	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2033	* *			

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

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

Asset #: 14322

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

Parking/Driveway

100% 2031 Asphalt

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

Location: At Parking Area Explanation: Cracking

Electrical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5		
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location: Basement					
	Explanation : One 200 Amperes	Main Disconnect Swit	ch			
Switchgear / Switchboard				_	****	
Molded Case Bkrs	100%	2038	* *	5	\$100	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards				_	****	
Molded Case Bkrs	100%	2036	* *	5	\$100	
Wiring						
Thermoplastic	100%	2038	* *	1		
Ground						
Grounding Devices	1000/ 41	NOO LIEE	* *	_	#100	
Generic	100% 4+ \$2 Other Observation, Extent : Light,	200 LIFE	* *	5	\$100	
	Location: Basement	Area Affectea : 50%				
		uosa Watau Matau Is M	lianima			
Lighting	Explanation: Bonding Cable Ac	ross water meter is m	issing			
Interior Lighting						
Fluorescent	100%	2033	* *	10	\$3,700	
Tuorescent	Other Observation, Extent : Light,			10	\$5,700	
	Location: Throughout	11.0011,000000 1 10070				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$500	
Exit, Battery	50%	2033	* *	10	\$100	
Exterior Lighting					4-00	
HID	40%	2033	* *	10		
Incandescent	10%	2023	\$1,400	2		
No Component	50%		. ,	-		
Alarm	<u> </u>					

Alarm

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

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

Asset #: 14322

Electrical	Current Re	pair Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	90%					
Generic	10%	2023	\$1,300	1	\$200	
	Other Observation, Exte	ent : Light, Area Affected	: 100%			
	Location : Throughou	t				
	Explanation: Camera	s Observed				
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2036	* *	1-3	\$300	
	Other Observation, Exte	ent : Light, Area Affected	: 100%			
	Location: Throughou	t				
	Explanation : Smoke I	Detectors With Sounding I	Bases Observed			

Mechanical	Current Rep	oair Futur	e Replacement	М	Maintenance		
System Component Type	% of Fail Date Es	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2048	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2026	\$30,700	1	\$2,000		
	Other Observation, Exte	nt : Light, Area Affected	: 100%				
	Location: Basement B	oiler Room					
	Explanation: 1 Unit-1	Hart And Grousse - 120,0	000 Btu/hr				
Distribution							
Hot Wtr Piping/Pump	100%	2036	* *	4	\$200		
Terminal Devices							
Convector/Radiator	100%	2033	* *	1	\$1,300		
	Other Observation, Exte Location : Perimeter V		: 100%				
	Explanation: Cast Iron	n Baseboard Radiators					
Air Conditioning							
Energy Source							
Electricity	100%	2036	* *	1			
Conversion Equipment							
Window/Wall Unit	70%	2023	\$5,800	1			
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$200		
No Component	90%						

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

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

Asset #: 14322

Current Repair	Future R	eplacement	М	Maintenance	
% of Fail Date Estima Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
5%	2028	\$300	2		
Other Observation, Extent:	Light, Area Affected : 1	0%			
Location : Side Of Building	-				
Explanation : Kitchen Exha On Roof	aust Is Ducted Out Of T	he Building And	d Up To	An Exhaust Fan	
5%	2028	\$100	2		
90%					
100%	2038	* *	1		
100%	2027	\$2,400	2	\$100	
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room					
Explanation: 1 Unit A.O. S	Smith Capacity 40 Galle	ons, Installed 2	Years Ag	<i>go</i> .	
100%	LIFE	* *	1		
100%	2028	\$1,000	1	\$300	
		-			
100%					
100%	2023	\$27,200	1-3	\$3,700	
	5% Other Observation, Extent: Location: Side Of Building Explanation: Kitchen Exha On Roof 5% 90% 100% 100% Other Observation, Extent: Location: Basement Boiler Explanation: 1 Unit A.O. S 100% 100%	Soft Fail Date Estimated Cost Total (Years) Year Est Total (Years) Year Est Total (Years) Year Est Total (Years) Year Est FY Soft Year Est Year Est Year Ye	% of Total (Years) Year Estimated Cost FY	Soft Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	Soft Fail Date Estimated Cost FY Estimated Cost Cycle (Yes)

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.

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Print Date: 16-Sep-2019 DIV. OF YOUTH & FAMILY JUSTICE - FY 2020

Asset Name : CROSSROADS JUVENILE DETENTION CENTER

Address : 17 BRISTOL ST. AT PITKIN AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 125,000 Project Type : JUVENILE JUSTICE

Date of Survey : 18-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Total

Block : 3498 Lot : 8 BIN : 3378202

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,177,900	\$268,900
Interior Architecture	\$953,400	\$1,012,000
Electrical		\$3,133,800
Mechanical	\$275,200	\$1,785,700
Total	\$4,406,600	\$6,200,400
Importance Code A	\$3,177,900	\$441,400
Importance Code B	\$1,071,100	\$5,759,000
Importance Code C	\$157,600	
Total	\$4,406,600	\$6,200,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$88,700			
Interior Architecture	\$125,400	\$10,100		\$9,100
Electrical	\$37,300	\$13,000	\$9,900	\$10,100
Mechanical	\$42,600	\$40,100	\$31,200	\$12,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$301,800	\$71,100	\$48,900	\$39,600
Importance Code A	\$123,000	\$6,500	\$6,200	\$6,200
Importance Code B	\$140,800	\$64,600	\$42,700	\$33,400
Importance Code C	\$38,000			

\$71,100

\$48,900

\$39,600



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

\$301,800

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

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

Asset #: 4382

rchitecture	Current Repair	Future Replacement	Ma	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls			_	***	
Cast Stone/Terra Cotta	10% 0-2 \$34,400 Cracking/Crumbling, Extent: Light, Are Location: Throughout		5	\$91,000	
	Staining/Discoloring, Extent: Moderate Location: Throughout	e, Area Affectea : 15%			
Masonry: Brick	25% Now \$91,600 Efflorescence, Extent: Moderate, Area Location: Throughout Horizontal Cracks, Extent: Moderate, A		5	\$29,100	
	Location : Throughout Vertical Cracks, Extent : Severe, Area A Location : Throughout	-			
	Water Penetration, Extent: Moderate, A Location: Gymnasium, Throughout	Area Affected : 10%			
Masonry: Brick	55%	LIFE **	5	\$64,100	
Metal Panel	5% Now \$2,200 Deformed/Dented, Extent: Light, Area L Location: Throughout	2047 ** Affected : 10%	5	\$10,900	
Metal: Cage/Fence	5% Now \$30,900 Corrosion/Rusting, Extent : Light, Area Location : Throughout Deformed/Dented, Extent : Light, Area Location : Throughout	-	5	\$12,700	
Windows					
Metal/Detention Type	100% Now \$1,433,000 Deteriorated Finish, Extent: Moderate, Location: Throughout Glazing Broken/Cracked, Extent: Mode Location: Throughout		5	\$31,500	

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

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

Asset #: 4382

Architecture	Current Repair Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years) Year	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets					
Cast Stone/Terra Cotta	75% Now \$289,900 LIFE	**	5	\$84,800	
	Jnt Mortar Miss/Erod, Extent: Moderate, Area A	ffected: 20%			
	Location: Throughout Water Penetration, Extent: Moderate, Area Affec	atad · 200/			
	Location: Throughout	неа . 2076			
Metal Panel	5% Now \$11,700 2047	* *	5	\$1,400	
Metal Panel	5% NOW \$11,700 2047 Deformed/Dented, Extent: Moderate, Area Affec		3	\$1,400	
	Location: Throughout	ica . 2070			
	Water Penetration, Extent : Moderate, Area Affec	cted : 20%			
	Location : Throughout				
Metal Rail	10% 0-2 \$4,100 2032	* *	5	\$10,400	
Wictai Itali	Corrosion/Rusting, Extent: Light, Area Affected	: 10%		4-0,100	
	Location : Throughout				
Pre-Cast Concrete	10% 0-2 \$5,400 LIFE	* *	5	\$9,200	
	Water Penetration, Extent : Moderate, Area Affect	cted : 10%		. ,	
	Location: Gymnasium				
Roof					
Built-Up (BUR)	60% Now \$1,133,800 2037	**			
	Alligatoring, Extent: Moderate, Area Affected: 3	30%			
	Location: Throughout				
	Ponding, Extent: Moderate, Area Affected: 10% Location: Throughout	1			
	Vegetation Growth, Extent: Moderate, Area Affe	cted · 20%			
	Location: Throughout	cica . 2070			
	Water Penetration, Extent : Moderate, Area Affec	cted : 10%			
	Location : Throughout				
Metal, Corrugated	30% Now \$36,900 2040	* *	1		
, 2	Water Penetration, Extent : Moderate, Area Affect	cted : 20%			
	Location: Over Gymnasium				
Metal Panel	5% 2040	* *	10	\$12,200	
	Corrosion/Rusting, Extent : Light, Area Affected	: 10%			
	Location: Throughout				
	Other Observation, Extent : Light, Area Affected	: 100%			
	Location: Above Balconies				
	Explanation : Perforated Metal Screen				
Skylight, Plastic	5% Now \$192,800 2032	**	1		
	Glazing Broken/Cracked, Extent: Moderate, Are.	a Affected : 40%			
Interior	Location : Throughout				

Interior

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

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

Asset #: 4382

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	100/ 37	017 600		ate ate	_	#25.400	
Cast in Place Concrete	10% Now Cracking/Crumbling, Location: Through		LIFE , Area Aj	* * ffected : 15%	5	\$35,400	
Ceramic Tile	20% Now Cracking/Crumbling, Location: Through		2036 , Area Aj	* * ffected : 20%	5	\$16,200	
Quarry Tile	5% Now Cracking/Crumbling, Location : Through	_	2040 ea Affecte	* * ed : 10%	5	\$6,100	
Sheet Vinyl/Rubber	10% Now Worn/Eroded, Extent Location: Through		2032 eted : 109	* *	5	\$12,100	
Traffic Topping	10%		2027	\$209,400	5	\$20,200	
Vinyl Tile	45% Now Cracking/Crumbling, Location: Through Worn/Eroded, Extent Location: Through	out : Moderate, Area 2			3	\$27,300	
Interior Walls	<u>-</u>						
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5% Now Cracking/Crumbling, Location: Through		2036 ea Affecte	* * ed : 30%	5	\$3,200	
Concrete Masonry Unit	40% 0-2	\$120,200	LIFE	* *	5	\$20,800	
,	Cracking/Crumbling, Location: Through	Extent : Light, Are		ed : 20%		, ,,,,,,	
Glass: Single Pane	5% Now Glazing Broken/Crac Location: Through	-	LIFE Area A <u>f</u>	* * Fected : 20%	5	\$4,900	
Gypsum Board	40% Now Cracking/Crumbling, Location : Through		LIFE , Area Aj	* * ffected : 10%	5	\$31,200	
Plaster	5% Now Other Observation, E Location : Through Explanation : Epox	out Bathrooms	LIFE Area Affe	* * ccted : 100%	5	\$1,900	

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

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

Asset #: 4382

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$20,500	2040	* *	5	\$5,100	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location	: Througho	out					
Exposed Concrete	10%			LIFE	* *	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$355,500	LIFE	* *			
•	Water Pen	etration, Ex	tent : Light, Area	Affected	: 20%			
	Location	: Througho	out					
Gypsum Board	60%	0-2	\$51,200	LIFE	* *	5	\$121,400	
71	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 30%			
	Location	: Througho	out		V			
	Water Pen	etration, Ex	tent : Moderate, A	lrea Affe	cted : 10%			
	Location	: Througho	out	55				
Metal Panel	15%			LIFE	* *	5	\$30,400	

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2037	* *	5	\$700	
Switchgear / Switchboard							
Air Circuit Breaker	100%		2037	* *	5	\$700	
Raceway							
Conduit	100%		2037	* *	1		
Panelboards							
Fused Disc Sw	5%		2035	* *	5	\$100	
Molded Case Bkrs	95%		2035	* *	5	\$3,100	
Wiring							
Thermoplastic	100%		2037	* *	1		
Motor Controllers							
Locally Mounted	10%		2032	* *	5	\$100	
Motor Control Center	90%		2032	* *	5	\$3,100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2032	* *	1	\$38,500	
Generators							
Diesel	100%		2030	\$183,900	1	\$48,400	
	Other Obs	servation, Extent : Moderate, A	1rea Affe	ected : 100%			
	Location	ı : Generator Room Outside					
	Explana	tion : One 120 Kilovolt-amper	e Detroi	t Diesel			
Batteries							
Nickel Cadmium	100%		2021	\$1,600	5	\$27,900	

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

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

Asset #: 4382

Electrical	Current Repair	Futu	re Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Fuel Storage	500/	2025	de de	_	011 600			
Day Tank	50%	2035	**	5	\$11,600			
	Other Observation, Extent: Moderate Location: Generator Room Outside	, Area Ajje	ectea : 100%					
	Explanation: One 100 Gallon Tank							
Main Tank	50%	2042	* *	5	\$1,800			
Iviaiii Talik	Other Observation, Extent: Moderate Location: Basement Explanation: One 6500 Gallon Tank	, Area Affe	ected : 100%	3	\$1,000			
Lighting	Explanation . One 0500 Gation Tuni	•						
Interior Lighting								
Fluorescent	50%	2027	\$1,071,100	10	\$57,300			
	Compact Fluorescent Light, Extent : M	Aoderate, .	Area Affected : 100	0%				
	Location : Hallways, Lobby And Inm	ates Roon	ı					
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%					
	Location: Hallways, Lobby And Inm	ates Roon	ı					
	Explanation : Lihgting Covers Recor Brighter	nmended '	To Replace Into Cl	ear Glas:	s To Get More			
Fluorescent	10%	2027	\$214,200	10	\$11,500			
	T-5 Lamps And Fixtures, Extent : Mod Location : Offices	lerate, Are	ea Affected : 100%					
Fluorescent	40%	2027	\$856,900	10	\$45,900			
	T-8 Lamps And Fixtures, Extent : Mod		ea Affected : 100%					
	Location: Throughout The Building							
	Other Observation, Extent : Moderate		ected : 100%					
	Location: Throughout The Building							
	Explanation : Lighting Covers Are R Brighter	lecommend	ded To Replace Inte	o Clear (Glass To Get More			
Egress Lighting								
Emergency, Service	60%	2027	\$38,500	1				
Exit, LED	40%	2042	* *	1				
Exterior Lighting								
HID	100%	2027	\$492,100	10	\$400			
Alarm								
Security System	000/							
No Component	90%	2027	\$27,600	1	¢2 200			
Generic Generic	7% 3% Now \$11,800	2027 2037	\$27,600	1 1	\$3,300 \$1,300			
Generic	Cameras Damaged, Extent : Severe, A			1	\$1,300			
	Location: Some On Outside And Ins							
Fire/Smoke Detection								
No Component	90%							

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

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

Asset #: 4382

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	70%		2047	* *	1		
Interruptible Gas/Dual Fuel	30%		2047	* *	1		
	Other Observation, Ext Location : Boiler Roo			cted : 30%			
	Explanation : Gas Ser 1 8,000 Gallon Tank	rvice Cannot Be	Interrupt	ed			
Conversion Equipment							
Furnace	60%		2027	\$172,400	1	\$37,100	
	Other Observation, Ext Location : Roof	ent : Light, Area	Affected				
	Explanation: 12 Roo	fton Package Un	its				
Furnace	10% Now	\$28,700	2037	* *	1	\$5,600	
Turnace	Abandoned in Place, E.			ted : 10%	1	\$5,000	
	Location: 1 Rooftop			, Roof			
Hot Water Boiler	30%		2032	* *	1	\$18,500	
	Other Observation, Ext Location : Basement	ent : Light, Area	Affected	: 30%			
	Explanation: 2 Dual	Fuel Hot Water	Boilers				
Distribution							
Hot Wtr Piping/Pump	30%		2043	* *	4	\$1,800	
No Component	70%						
Terminal Devices							
Convector/Radiator	25%		2032	* *	1	\$10,100	
Unit Heater - Steam	5%		2027	\$21,800	4	\$600	
No Component	70%						
Air Conditioning							
Energy Source	1000/		20.42	* *			
Electricity	100%		2043	* *	1		
Conversion Equipment Ext Pkg Unit -	80% Now	\$122,200	2027	\$1,222,400	2	\$4,900	
Heating/Cooling	Other Observation, Extent: Light, Area Affected: 80%						
	Location: Roof						
	Explanation: R-22 Re	efrigerant. Ineffi	cient And	Defective Units.			
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	100% Now Insul. Deteriorating, Ex Location: Roof	\$112,500 ktent : Severe, An	LIFE ea Affect	* * ed : 15%	2-5	\$69,700	
	Other Observation, Ext	ent : Moderate, .	Area Affe	cted : 20%			
	Location: Basement						
	Explanation: Several	I F: -1 J M - J:C4	: 11	a Dagu Mada Ta C	annaat 1	F1	

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

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

Asset #: 4382

Mechanical	Curren	Futur	e Replacement	M			
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation entilation							
Exhaust Fans							
Roof	Location : Roof Other Observation, Location : Roof	\$40,500 ent : Severe, Area Aff Extent : Severe, Are gent Exhaust Fans Re	a Affecte	d : 70%	2 lding Is l	\$3,100 Enclosed Air	
		On Exhaust Fans.	<i>T</i>	4		,	
lumbing							
H/C Water Piping	1000/		2047	* *	1		
Brass/Copper	100%		2047	~ ~	1		
Water Heater	1000/		2026	¢74.400	2	¢1 000	
Gas Fired	Location: Basem	Extent : Light, Area ent Extent : Light, Area			2	\$1,800	
	Location: Basem	ent					
	Explanation: The	ere Are 2 Hot Water I	Heaters 2	And 4 Storage Tank	ks.		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2027	\$18,600	4	\$2,600	
Sewage Ejector(s) Electric	100%		2027	\$35,200	4	\$5,000	
Fixtures Generic	Location: Throug	Extent : Severe, Are ghout Facility camic Fixtures Not A			Center Us	se - Too Easily	
ertical Transport							
Elevators	1000/		LIDE	* *			
Hydraulic		Extent : Light, Area ght Unit From Basem o Units		: 100%	nger Uni	t From 1st To 3rd	
ire Suppression	•						
Sprinkler							
Generic	100%		2037	* *	1-2	\$35,000	
Fire Pump	1000/		2020	ф 7 0.600	1	#22.200	
Generic	100%		2030	\$78,600	l	\$23,300	

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.

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

Asset #: 4382

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cor	st Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Chemical System				
Generic	100%	2022 \$27,20	00 1-3 \$3,700	
	Other Observation, Extent : Light, Are	a Affected : 100%		
	Location: Kitchen			
	Explanation: 2 Sets			

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

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Print Date: 16-Sep-2019 DIV. OF YOUTH & FAMILY JUSTICE - FY 2020

Asset Name : HORIZON JUVENILE DETENTION CENTER
Address : 560 BROOK AVENUE @WESTCHESTER AVE.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0003.000 / 4383 Yr Built/Renovated : 1997 /

Area Sq Ft : 100,000 Project Type : JUVENILE JUSTICE

Date of Survey : 05-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2276 Lot : 1 BIN : 2000133

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$771,300	\$204,500		
Interior Architecture	\$342,400	\$521,600		
Electrical		\$3,284,400		
Mechanical	\$178,600	\$2,080,500		
Total	\$1,292,200	\$6,091,000		
Importance Code A	\$808,900	\$308,000		
Importance Code B	\$434,800	\$5,735,300		
Importance Code C	\$48,500	\$47,700		
Total	\$1,292,200	\$6,091,000		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$100,200	\$43,800		
Interior Architecture	\$65,100			\$4,700
Electrical	\$51,600	\$18,600	\$15,200	\$17,000
Mechanical	\$67,700	\$41,500	\$31,200	\$14,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$292,500	\$111,900	\$54,300	\$43,600
Importance Code A	\$116,100	\$49,000	\$4,900	\$4,900
Importance Code B	\$154,600	\$62,900	\$49,300	\$38,600
Importance Code C	\$21,700			
Total	\$292,500	\$111,900	\$54,300	\$43,600



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

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

Asset #: 4383

rchitecture	Current Repair		Future	e Replacement	M				
ystem Component Type	% of Fail Date Est Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls									
Masonry: Brick	60%		IFE	* *	5	\$56,600			
	Efflorescence, Extent : Li	0							
	Location : Perimeter W								
Masonry: Brick	5% Now	+ -)	IFE	* *	5	\$4,700			
	Jnt Mortar Miss/Erod, Ex	tent : Moderate, 2	Area A	lffected : 5%					
	Location: Room C107								
	Water Penetration, Exten	t : Severe, Area A	ffected	d : 10%					
	Location : Room C107								
Metal Sect. OHD	5%		2040	* *	5	\$14,700			
Metal: Cage/Fence	4%		2032	* *	5	\$16,500			
	Other Observation, Exten		fected	: 100%					
	Location : Perimeter Bo								
	Explanation : Perforate								
Metal: Cage/Fence	1%		2032	* *	5	\$4,100			
	Other Observation, Exten		fected	: 100%					
	Location : South Facad								
	Explanation : Enclosed								
Pre-Cast Concrete	20% 0-2		IFE	* *	5	\$61,300			
	Staining/Discoloring, Ext	ent : Light, Area 2	Affecte	ed : 10%					
	Location: Throughout								
	Vertical Cracks, Extent:								
	Location : Corners Of I								
Window Wall	5%	2	2047	**	5	\$17,700			
Windows									
Metal/Detention Type	98% 0-2	. ,	2047	* *	5	\$23,900			
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%								
	Location: Second Floor Windows								
	Other Observation, Extent: Moderate, Area Affected: 50%								
	Location: Plexi Replaced On First Floor Only								
	Explanation : Steel Fra								
Metal Louvers	2%	2	2030	\$8,300	10	\$1,700			

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

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

Asset #: 4383

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets					_	*	
Masonry: Brick	10% Now Jnt Mortar Miss/Erod, E Location: Staff Terrac Water Penetration, Exte Location: At Stafff Te	ce ent : Severe, Arec	a Affected	-	5	\$1,600	
Metal: Cage/Fence	10% 4+ Corrosion/Rusting, Exte Location: Pitch Pocke	-	2040 Affected	* *	5	\$5,300	
Pre-Cast Concrete	80% 2-4 Misaligned/Bulging, Ext Location: Right Angle Open Joints, Extent: M. Location: Right Angle Worn/Eroded, Extent: M. Location: Cornice Ca	e Corners Throug oderate, Area Aj e Corners Throug Moderate, Area A	ghout fected : 1 ghout	5%	5	\$82,000	
Roof							
Built-Up (BUR)	60% 0-2 Debris Present, Extent: Location: Throughout Ponding, Extent: Severe Location: Around Roc Vegetation Growth, Exte Location: Wall Abutti Water Penetration, Exte Location: Y-elevator	t e, Area Affected oftop Units Adn ent : Moderate, A ng Gymnasium ont : Severe, Area Shaft, Above O.c	: 15% Various F Area Affe a Affected c.f.s.	Roof Drains cted : 10% I : 10%			
Cast in Place Concrete	5% Now Water Penetration, Exte Location : At Staff Ter		LIFE a Affected	* * l : 5%			
Metal, Corrugated	20% 0-2 Water Penetration, Exte Location: Over Gymn Other Observation, Exte Location: Over Gymn Explanation: Standing	asium ent : Light, Area asium			1		
Metal Panel	10% Corrosion/Rusting, Exte Location: Throughout Other Observation, Exte Location: Above Balc Explanation: Perforat	t ent : Moderate, 2 conies	Area Affe		10	\$24,600	
Skylight, Plastic	5%		2040	* *	1		

Interior

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

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

Asset #: 4383

rchitecture	C	urrent R	epair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors						_	*	
Cast in Place Concrete		l, Extent	\$24,400 : Severe, Area Affo t Mechanical Room		* * 0% tor Pump, Boiler I	5 Room	\$16,400	
Ceramic Tile	25%	Now	\$151,500	2036	* *	5	\$18,700	
	Broken/Missi Location : 'L Loose/Delam	ing Elemo Througho Surface,		erate, Ar	rea Affected : 10% Affected : 40%		¥30,,, v	
	Caulking Det	teriorated	l, Extent : Severe, ies In Bathrooms -					
Panel/Paver: Cer/Brk	45%			2043	* *	5	\$151,900	
Vinyl Tile	25%	Now	\$66,500	2027	\$332,300	3	\$14,100	
	Location: I	Basement l, Extent	ents, Extent : Seve t Corridor, Laundi : Moderate, Area : t	ry Room,	Loading Dock			
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Concrete Masonry Unit			\$48,500 ctent : Moderate, 2 ulkhead	LIFE Area Affe	* * ected : 5%	5	\$16,700	
Glass: Special Gauge	10%			LIFE	* *	1		
Gypsum Board	52%	0-2	\$15,700	LIFE	* *	5	\$43,500	
	Punct/Tear/In Location:	-	-	oderate,	Area Affected : 5%	ó		
	Location : 'Explanation'	Througho n : Gypsu			ected : 40% apact Resistant And	d Are Sus	ceptible To	
Gypsum Board	5%]		\$6,000	LIFE	* *	5	\$4,200	
Gypsuin Board	Cracking/Cri	umbling,	Extent : Severe, A Hold Showers		cted: 15%	3	φ ч ,200	
			ctent : Severe, Are Hold Showers	a Affecte	d : 20%			
Ceilings								
AcousTileConcealSpLn				2040	* *	5	\$28,100	
AcousTileSusp.Lay-In		ation, Ex	\$19,000 ctent : Severe, Are ns Offices From H			5	\$3,700	
F1.C		14missiO	us Offices Profit II		**		Φ4.700	
Exposed Concrete	20%			LIFE	**	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	* *	-	Φ.C.F. CO.O.	
Gypsum Board	35%			LIFE	**	5	\$65,600	
Metal Panel	15%			LIFE	- · · ·	5	\$28,100	

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

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

Asset #: 4383

Electrical	Current Rep	air Future	Replacement	M					
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2037	**	5	\$500				
	Other Observation, Exten	**	eted: 100%						
	Location : Electrical Room Explanation : 4- Main Service Switches (Siemens Power Breakers) Rated At 4000 Amperes								
	Explanation : 4- Main i Each.	Service Switches (Siemen	s Power Breakers) Katea 2	41 4000 Amperes				
Switchgear / Switchboard	Luch.								
Molded Case Bkrs	100%	2037	* *	5	\$2,600				
Raceway					4-,000				
Conduit	100%	2037	* *	1					
Panelboards									
Fused Disc Sw	10%	2035	* *	5	\$200				
Molded Case Bkrs	90%	2035	* *	5	\$2,400				
Wiring									
Thermoplastic	100%	2037	* *	1					
Motor Controllers									
Locally Mounted	20%	2032	* *	5	\$100				
Motor Control Center	80%	2032	* *	5	\$2,200				
Ground									
Grounding Devices	1000/		ate ate	_	44.5 00				
Generic	100%	LIFE	* *	5	\$1,500				
Stand-by Power									
Transfer Switches	1000/	2022	* *	1	\$20,000				
Automatic	100%	2032		1	\$30,800				
Generators Diesel	100%	2030	\$92,000	1	\$38,700				
Diesei	Other Observation, Exter			1	\$30,700				
	Location : Outside	ii . Moderaie, med mjet							
		cy Generator Rated At 1.	200 Kilowatts						
Batteries	zwpraman i zmergen	<u> </u>	200111107741115						
Lead/Acid	100%	2021	\$1,600	5	\$3,700				
Fuel Storage			· · · · · · · · · · · · · · · · · · ·						
Day Tank	50%	2035	* *	5	\$9,300				
•	Other Observation, Exten		cted : 100%						
	Location : Generator R	200m							
	Explanation: 275 Gall	ons Rated Capacity							
Main Tank	50%	2042	* *	5	\$1,500				
	Other Observation, Exten	nt : Moderate, Area Affec	cted : 100%						
	Location: Underground								
	Explanation: 8000 Ga	llons							

Lighting

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

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

Asset #: 4383

Electrical	Current Repair	Futui	e Replacement	M					
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	10%	2027	\$171,400	10	\$9,200				
	Other Observation, Extent : Light, Ar	ea Affectea	t : 100%						
	Location : Hallways								
771	Explanation: T-5 Lamps	2025	#1 100 COO	1.0	Ф.С. 1.2 00				
Fluorescent	70%	2027	\$1,199,600	10	\$64,200				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Throughout The Building Explanation: T. 8. Lamps								
_,	Explanation: T-8 Lamps								
Fluorescent	20%	2027	\$342,700	10	\$18,300				
	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%								
	Location : Hallways And Dorms								
Egress Lighting	400/	2027	# 20 5 00	1					
Emergency, Service	40%	2027	\$20,500	1	#2 400				
Emergency, Battery	10%	2027	\$14,100 * *	10	\$2,400				
Exit, LED Exit, Service	30% 20%	2042 2027	\$6,900	1 1					
Exterior Lighting	2070	2027	\$0,900	1					
HID	30%	2027	\$118,100	10	\$100				
No Component	70%	2021	\$110,100	10	\$100				
Alarm	7070								
Security System									
No Component	30%								
Generic	60%	2027	\$189,200	1	\$22,400				
	Other Observation, Extent : Moderat	e, Area Affe			¥==, : • •				
	Location : Hallways And Dorms Ou	ıtside							
	Explanation: CCTV Surveillance								
Generic	10% Now \$31,500	2037	* *	1	\$3,400				
	Other Observation, Extent : Severe, A		ed : 100%		, , , , , ,				
	Location: Hallways And Dorms								
	Explanation : Approximately 30 Ca	meras Are	Not Functioning						
Fire/Smoke Detection	_ ^^		~						
Generic, Digital	100%	2027	\$1,079,700	1-3	\$63,500				
_	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Building	3							
	Explanation: Strobe Lights, Alarm	Bells, Man	ual Pull Stations, H	Horns An	d Strobe Lights				

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

Heating

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

Asset #: 4383

Mechanical		Current R	epair	Futur	e Replacement	M	laintenance		
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%			2047	* *	1			
Interruptible Gas/Dual Fuel	50%			2037	* *	1			
			xtent : Light, Area	Affected	! : 100%				
			Court Yard						
·	Explanati	on : One 8	000 Gallon Oil Ta	ınk					
Conversion Equipment	450/			2025	#10 2 5 00		#22.2 00		
Furnace	45%	3.7	Ø11 700	2027	\$103,500 * *	l	\$22,300		
Furnace		Now	\$11,500	2037		1	\$2,200		
	-	-	t : Moderate, Are		a : 13% v Air Conditioning	- Unit Ha	s Multiple		
	Mechanic		nnasium i ackage	и Коојтој	D'Air Conditioning	Onii 11a	s munipie		
Hot Water Boiler	45%			2032	* *	1	\$22,300		
Tiet Water Benef		rvation, Ex	xtent : Light, Area		! : 100%	•	Ψ22,500		
		Boiler Ro	-	33					
	Explanati	on : 2 Unii	ts						
Hot Water Boiler	5%	0-2	\$37,600	2047	* *	1	\$2,200		
			t : Moderate, Are	a Affecte	d : 100%		, ,		
	Location .	Basement	Boiler Room, Bo	iler Burn	er Control Panels	Will Not	Switch Fuel		
	Source Au	ıtomaticall	y						
Distribution	1000/			20.42					
Hot Wtr Piping/Pump	100%			2043	* *	4	\$4,900		
Terminal Devices	400/			2027	Ф540. 2 00	1	#24.700		
Air Handler	40%	0.2	¢104.500	2027	\$549,200 * *	l 1	\$24,700		
Convector/Radiator	20%	0-2	\$104,500 at : Severe, Area A	2047		1	\$5,800		
	-	-			100% omation System, D	efective	Room		
					ressor And Air Dry		Koom		
Convector/Radiator	40%	, ,		2032	**	1	\$12,900		
Air Conditioning							, J		
Energy Source									
Electricity	100%			2043	* *	1			
Conversion Equipment									
Ext Pkg Unit -	100%	Now	\$24,400	2027	\$1,222,400	2	\$4,900		
Heating/Cooling									
	R-22 Refrigerant, Extent : Light, Area Affected : 1%								
	Location : AC Units								
			xtent : Light, Area	Affected	! : 100%				
	Location .	-							
	Explanati	on : Packa	ged Rooftop Gas	Fired Aii	^r Conditioning Uni	its			
Ventilation									
Distribution 1/Disc	1000/			LIDE	مد راي	2.5	0.55 0.00		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800		

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

Asset #: 4383

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation								
Exhaust Fans								
Roof	40%			2027	\$64,800	2	\$1,200	
Roof	10%		\$16,200	2037	* *	2	\$200	
	-	-	t : Severe, Area A tiple Mechanica		100% · Electrical Defects	ĭ		
Roof	50% Other Obse Location		tent : Light, Arec	2027 a Affected	\$81,100 ': 100%	2	\$1,500	
	Explanati This Repo		omponent Is Alre	eady Acco	unted For Under T	The Cool	ing Section Of	
lumbing		<u> </u>						
H/C Water Piping								
Brass/Copper	95%			2047	* *	1		
Brass/Copper	5%	0-2	\$36,400	2057	* *	1		
	_		vere, Area Affecto					
	Location	: Ruptured	Underground Su	pply Wate	er Pipe To Court Y	ard Wate	er Fountain	
Water Heater								
Gas Fired		ervation, Ex : Boiler Ro	tent : Moderate, om	2025 Area Affe	\$59,600 ected : 100%	2	\$1,500	
	Explanati	on : Two G	as Fired Hot Wa	ter Heate	rs			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Cust non	Other Obse Location	: Basement		Area Affe	ected : 5%	•		
	Explanati	on : Newly	Installed Macero	ator				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2027	\$14,900	4	\$2,100	
Sewage Ejector(s) Electric	100%			2027	\$28,100	4	\$4,000	
Backflow Preventer								
Generic		rvation, Ex : First Floo	tent : Light, Ared	2032 a Affected	**	1	\$6,100	
			ow Preventer Lo	cated On	The First Floor			
Fixtures	Zapianuti	Duciyi	I revenuer Lo	carca On	1 1 11.51 1 1001			
Generic		ervation, Ex : All Toilet	tent : Moderate, Rooms	Area Affe	ected : 10%			
	Explanati	on · Freque	ent Maintenance	And Rend	uir Of Plumbing Fi	xtures Is	Required	

Vertical Transport

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Asset #: 4383

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected :	50%			
	Location: Basement To 2n	d Floor				
	Explanation: There Are 2.	Hydraulic Elevators				
Fire Suppression						
Sprinkler						
Generic	100%	2047	* *	1-2	\$28,000	
Fire Pump						
Generic	100%	2036	* *	1	\$18,700	
Chemical System						
Generic	100%	2022	\$27,200	1-3	\$3,700	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location: Kitchen					
	Explanation : Chemical Fit	re Suppression System	In Kitchen			

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