

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
<b>Total</b>	<b>\$37,600</b>	<b>\$1,000</b>	<b>\$19,000</b>	<b>\$700</b>
Importance Code A	\$25,500	\$400	\$2,100	\$200
Importance Code B	\$10,500	\$200	\$17,000	\$500
Importance Code C	\$1,600	\$400		
<b>Total</b>	<b>\$37,600</b>	<b>\$1,000</b>	<b>\$19,000</b>	<b>\$700</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 14321**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%	Now	\$16,600	LIFE	**	5	\$5,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : South And West Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : East Facade									
	Pre-Cast Concrete	5%	Now	\$2,600	LIFE	**	5	\$1,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Window Sills									
	Stucco Cement	25%	Now	\$2,800	2041	**	5	\$2,400	
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : West Facade									
Windows									
	Aluminum	95%	Now	\$700	2044	**	5	\$400	
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									
	Wood	5%			2027	\$1,200	5	\$400	
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									
Roof									
	Asphalt Shingle	15%			2031	**	10	\$100	
	Metal, Corrugated	20%	0-2	\$2,500	2048	**	1		
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Front Canopy									
	Modified Bitumen	65%			2033	**	10	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : No Access, No Interior Leaks									

Interior

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

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

**Asset # : 14321**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
	Ceramic Tile	5%			2031	**	5	\$300	
	Vinyl Tile	30%	0-2	\$1,600	2033	**	3	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Second Floor									
	Wood	40%	2-4	\$8,400	2056	**	5	\$2,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : First And Second Floors									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : First And Second Floors									
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Ceramic Tile	10%			2037	**	5	\$800	
	Gypsum Board	50%	Now	\$1,600	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									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Basement									
	Wood	25%			LIFE	**	5	\$7,600	
Ceilings									
	Exposed Struc: Wood	20%			LIFE	**			
	Gypsum Board	80%			LIFE	**	5	\$6,100	
Recent Replace Evident, Extent : Light, Area Affected : 2%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2038	**			
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Watson Ave									
Explanation : Fence Leaning									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
Parking/Driveway									
	Asphalt	100%			2031	**			
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**

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 14321**

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%			2038	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : One 200 Amperes Main Disconnect Switch						
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	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 : 100%						
			Location : Basement						
			Explanation : Boiler Room						
Lighting									
	Interior Lighting								
	Fluorescent	80%			2033	**	10	\$3,000	
			T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	Incandescent	20%			2023	\$4,400	2		
	Egress Lighting								
	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								
	No Component	80%							
	Generic	20%			2028	\$2,600	1	\$300	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2028	\$8,800	1-3	\$500	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Throughout						
			Explanation : Smoke Detectors With Sounding Bases						

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.

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2033	**	1	\$2,000	
		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%			2036	**	4	\$200	
	Terminal Devices								
	Convactor/Radiator	100%			2033	**	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Walls							
		Explanation : Cast Iron Baseboard Radiators							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2023	\$5,000	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$200	
	No Component	90%							
	Exhaust Fans								
	Wall Unit	5%	Now		2028	\$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%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2023	\$2,400	2	\$100	
		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%							

*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 : 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
<b>Total</b>	<b>\$49,000</b>	<b>\$1,100</b>	<b>\$43,400</b>	<b>\$1,500</b>
Importance Code A	\$23,000	\$400	\$2,400	\$600
Importance Code B	\$26,000	\$500	\$41,000	\$900
Importance Code C		\$200		
<b>Total</b>	<b>\$49,000</b>	<b>\$1,100</b>	<b>\$43,400</b>	<b>\$1,500</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**BEACH AVE. NON-SECURE DET. 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	\$16,600	LIFE	**	5	\$5,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Window Lintels, East Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%							
	Location : East Facade, Window Sill							
Pre-Cast Concrete	5%	Now	\$2,600	LIFE	**	5	\$1,200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	2-4	\$2,800	2041	**	5	\$2,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : West Facade							
Windows								
Aluminum	95%			2044	**	5	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							
Wood	5%			2027	\$1,200	5	\$400	
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							
Roof								
Asphalt Shingle	15%			2031	**	10	\$100	
Metal, Corrugated	5%	0-2	\$600	2048	**	1		
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Front Canopy							
Modified Bitumen	80%			2033	**	10	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Access, No Interior Leaks							

**Interior**

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**BEACH AVE. NON-SECURE DET. 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									
Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
	Ceramic Tile	5%			2031	**	5	\$300	
	Vinyl Tile	45%	0-2	\$7,300	2028	\$24,400	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	\$5,200	2056	**	5	\$1,400	
	Deteriorated Finish, Extent : Moderate, 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%			2037	**	5	\$400	
	Gypsum Board	55%			LIFE	**	5	\$2,500	
	Wood	25%			LIFE	**	5	\$7,600	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$7,700	2048	**	5	\$500	
	Broken/Missing Elements, Extent : Moderate, 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	\$4,800	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 : 2%								
	Location : First Floor At Repair Area								
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2038	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2033	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

**Asset # : 14322**

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

Site Pavements

Parking/Driveway

Asphalt

100%

2031

\* \*

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

*Location : At Parking Area*

*Explanation : Cracking*

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

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 Switch*

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

Generic

100%

4+

\$200

LIFE

\* \*

5

\$100

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Basement*

*Explanation : Bonding Cable Across Water Meter Is Missing*

Lighting

Interior Lighting

Fluorescent

100%

2033

\* \*

10

\$3,700

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

*Location : Throughout*

*Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery

50%

2033

\* \*

10

\$500

Exit, Battery

50%

2033

\* \*

10

\$100

Exterior Lighting

HID

40%

2033

\* \*

10

Incandescent

10%

2023

\$1,400

2

No Component

50%

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.*

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

**Asset # : 14322**

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

**Alarm**

Security System

No Component

90%

Generic

10%

2023

\$1,300

1

\$200

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

*Location : Throughout*

*Explanation : Cameras Observed*

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2036

\* \*

1-3

\$300

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

*Location : Throughout*

*Explanation : Smoke Detectors With Sounding Bases Observed*

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%

2048

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2026

\$30,700

1

\$2,000

*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%

2036

\* \*

4

\$200

Terminal Devices

Convactor/Radiator

100%

2033

\* \*

1

\$1,300

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

*Location : Perimeter Walls*

*Explanation : Cast Iron 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%

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**BEACH AVE. NON-SECURE DET. 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
Ventilation									
	Exhaust Fans								
	Roof	5%			2028	\$300	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%			2028	\$100	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$2,400	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit A.O. Smith Capacity 40 Gallons, Installed 2 Years Ago.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2028	\$1,000	1	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	Generic	100%			2023	\$27,200	1-3	\$3,700	

*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 : 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  
**Program / Asset #** : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010  
**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  
**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
<b>Total</b>	<b>\$4,406,600</b>	<b>\$6,200,400</b>
Importance Code A	\$3,177,900	\$441,400
Importance Code B	\$1,071,100	\$5,759,000
Importance Code C	\$157,600	
<b>Total</b>	<b>\$4,406,600</b>	<b>\$6,200,400</b>

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
<b>Total</b>	<b>\$301,800</b>	<b>\$71,100</b>	<b>\$48,900</b>	<b>\$39,600</b>
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			
<b>Total</b>	<b>\$301,800</b>	<b>\$71,100</b>	<b>\$48,900</b>	<b>\$39,600</b>



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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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	\$34,400	LIFE	* *	5	\$91,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Masonry: Brick	25%	Now	\$91,600	LIFE	* *	5	\$29,100	
	Efflorescence, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	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, Throughout							
Masonry: Brick	55%			LIFE	* *	5	\$64,100	
Metal Panel	5%	Now	\$2,200	2047	* *	5	\$10,900	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal: Cage/Fence	5%	Now	\$30,900	2040	* *	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	\$1,433,000	2037	* *	5	\$31,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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									
	Parapets								
	Cast Stone/Terra Cotta	75%	Now	\$289,900	LIFE	* *	5	\$84,800	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%	Now	\$11,700	2047	* *	5	\$1,400	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	10%	0-2	\$4,100	2032	* *	5	\$10,400	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	10%	0-2	\$5,400	LIFE	* *	5	\$9,200	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium							
Roof									
	Built-Up (BUR)	60%	Now	\$1,133,800	2037	* *			
		Alligatoring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal, Corrugated	30%	Now	\$36,900	2040	* *	1		
		Water Penetration, Extent : Moderate, Area Affected : 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, Area Affected : 40%							
		Location : Throughout							

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 4382**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$17,600	LIFE	**	5	\$35,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Ceramic Tile	20%	Now	\$130,800	2036	**	5	\$16,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Quarry Tile	5%	Now	\$24,300	2040	**	5	\$6,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Sheet Vinyl/Rubber	10%	Now	\$25,000	2032	**	5	\$12,100		
	Worn/Eroded, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Traffic Topping	10%			2027	\$209,400	5	\$20,200		
Vinyl Tile	45%	Now	\$258,300	2027	\$645,800	3	\$27,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%	Now	\$37,300	2036	**	5	\$3,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Concrete Masonry Unit	40%	0-2	\$120,200	LIFE	**	5	\$20,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Glass: Single Pane	5%	Now	\$10,200	LIFE	**	5	\$4,900		
	Glazing Broken/Cracked, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Gypsum Board	40%	Now	\$22,500	LIFE	**	5	\$31,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Plaster	5%	Now	\$5,400	LIFE	**	5	\$1,900		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Bathrooms								
	Explanation : Epoxy Finish								

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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									
	Ceilings								
	AcousTileConcealSpLn	5%	Now	\$20,500	2040	* *	5	\$5,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Exposed Concrete	10%			LIFE	* *	5	\$2,500	
	Exposed Struc: Steel	10%	Now	\$355,500	LIFE	* *			
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	60%	0-2	\$51,200	LIFE	* *	5	\$121,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	15%			LIFE	* *	5	\$30,400	

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%			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 Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 120 Kilovolt-ampere Detroit Diesel									
Batteries									
	Nickel Cadmium	100%			2021	\$1,600	5	\$27,900	

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.



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

**Asset # : 4382**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2035	* *	5	\$11,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 100 Gallon Tank							
	Main Tank	50%			2042	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 6500 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2027	\$1,071,100	10	\$57,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Lobby And Inmates Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Lobby And Inmates Room							
		Explanation : Lihgting Covers Recommended To Replace Into Clear Glass To Get More Brighter							
	Fluorescent	10%			2027	\$214,200	10	\$11,500	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	40%			2027	\$856,900	10	\$45,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Lighting Covers Are Recommended To Replace Into Clear Glass To Get More Brighter							
	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								
	No Component	90%							
	Generic	7%			2027	\$27,600	1	\$3,300	
	Generic	3%	Now	\$11,800	2037	* *	1	\$1,300	
		Cameras Damaged, Extent : Severe, Area Affected : 100%							
		Location : Some On Outside And Inside Of The Building							
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2027	\$135,000	1-3	\$7,900	

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.

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

**Asset # : 4382**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Energy Source								
	Natural Gas	70%			2047	**	1		
	Interruptible Gas/Dual Fuel	30%			2047	**	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i> <i>Location : Boiler Room, Under Ground Vault</i> <i>Explanation : Gas Service Cannot Be Interrupted</i> <i>1 8,000 Gallon Tank</i>								
	Conversion Equipment								
	Furnace	60%			2027	\$172,400	1	\$37,100	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Roof</i> <i>Explanation : 12 Rooftop Package Units</i>								
	Furnace	10%	Now	\$28,700	2037	**	1	\$5,600	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i> <i>Location : 1 Rooftop Unit For The Gymnasium, Roof</i>								
	Hot Water Boiler	30%			2032	**	1	\$18,500	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i> <i>Location : Basement</i> <i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
	Distribution								
	Hot Wtr Piping/Pump	30%			2043	**	4	\$1,800	
	No Component	70%							
	Terminal Devices								
	Convactor/Radiator	25%			2032	**	1	\$10,100	
	Unit Heater - Steam	5%			2027	\$21,800	4	\$600	
	No Component	70%							
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%	Now	\$122,200	2027	\$1,222,400	2	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Roof</i> <i>Explanation : R-22 Refrigerant. Inefficient And Defective Units.</i>								
	No Component	20%							
<b>Ventilation</b>									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$112,500	LIFE	**	2-5	\$69,700	
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 15%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Basement</i> <i>Explanation : Several Field Modifications Have Been Made To Correct Air Flow</i>								

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$40,500	2027	\$202,600	2	\$3,100	
				Not in Service, Extent : Severe, Area Affected : 70%					
				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.					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$74,400	2	\$1,800	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : There Are 2 Hot Water Heaters And 4 Storage Tanks.					
	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	100%							
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Throughout Facility					
				Explanation : Ceramic Fixtures Not Appropriate For Detention Center Use - Too Easily Damaged					
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1 Freight Unit From Basement To 3rd Floor, 1 Passenger Unit From 1st To 3rd Floor					
				Explanation : Two Units					
Fire Suppression									
	Sprinkler								
	Generic	100%			2037	**	1-2	\$35,000	
	Fire Pump								
	Generic	100%			2030	\$78,600	1	\$23,300	

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 4382**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Generic	100%			2022	\$27,200	1-3	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : 2 Sets									

*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 : 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
<b>Total</b>	<b>\$1,292,200</b>	<b>\$6,091,000</b>
Importance Code A	\$808,900	\$308,000
Importance Code B	\$434,800	\$5,735,300
Importance Code C	\$48,500	\$47,700
<b>Total</b>	<b>\$1,292,200</b>	<b>\$6,091,000</b>

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
<b>Total</b>	<b>\$292,500</b>	<b>\$111,900</b>	<b>\$54,300</b>	<b>\$43,600</b>
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			
<b>Total</b>	<b>\$292,500</b>	<b>\$111,900</b>	<b>\$54,300</b>	<b>\$43,600</b>



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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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	60%			LIFE	**	5	\$56,600	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Perimeter Wall Along Westchester Avenue							
	Masonry: Brick	5%	Now	\$29,700	LIFE	**	5	\$4,700	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Room C107							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Room C107							
	Metal Sect. OHD	5%			2040	**	5	\$14,700	
	Metal: Cage/Fence	4%			2032	**	5	\$16,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Balconies							
		Explanation : Perforated Panels							
	Metal: Cage/Fence	1%			2032	**	5	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South Facade							
		Explanation : Enclosed Sally Port							
	Pre-Cast Concrete	20%	0-2	\$32,500	LIFE	**	5	\$61,300	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Corners Of Front Facade Main Entrance							
	Window Wall	5%			2047	**	5	\$17,700	
Windows									
	Metal/Detention Type	98%	0-2	\$543,200	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 Frames With High Strength Plexiglass Glazing							
	Metal Louvers	2%			2030	\$8,300	10	\$1,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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									
	Parapets								
	Masonry: Brick	10%	Now	\$4,900	LIFE	**	5	\$1,600	
	Jnt 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+	\$1,700	2040	**	5	\$5,300	
	Corrosion/Rusting, Extent : Light, Area Affected : 15%								
	Location : Pitch Pockets								
	Pre-Cast Concrete	80%	2-4	\$24,300	LIFE	**	5	\$82,000	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Right Angle Corners Throughout								
	Open Joints, Extent : Moderate, Area Affected : 15%								
	Location : Right Angle Corners Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Cornice Caps								
Roof									
	Built-Up (BUR)	60%	0-2	\$228,100	2032	**			
	Debris Present, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 15%								
	Location : Around Rooftop Units Adn Various Roof Drains								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : Wall Abutting Gymnasium								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Y-elevator Shaft, Above O.c.f.s.								
	Cast in Place Concrete	5%	Now	\$1,000	LIFE	**			
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : At Staff Terrace								
	Metal, Corrugated	20%	0-2	\$6,200	2040	**	1		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Over Gymnasium								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Over Gymnasium								
	Explanation : Standing Seam Roof								
	Metal Panel	10%			2032	**	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								
	Skylight, Plastic	5%			2040	**	1		

## Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$24,400	LIFE	**	5	\$16,400		
	Worn/Eroded, Extent : Severe, Area Affected : 20%								
	Location : Basement Mechanical Rooms - Ejector Pump, Boiler Room								
Ceramic Tile	25%	Now	\$151,500	2036	**	5	\$18,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Bathrooms								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Bathrooms								
	Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
	Location : Mold Issues In Bathrooms - Improper Venting								
Panel/Paver: Cer/Brk	45%			2043	**	5	\$151,900		
Vinyl Tile	25%	Now	\$66,500	2027	\$332,300	3	\$14,100		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Basement Corridor, Laundry Room, Loading Dock								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
Interior Walls									
Cast in Place Concrete	3%			LIFE	**				
Concrete Masonry Unit	30%	Now	\$48,500	LIFE	**	5	\$16,700		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair R Bulkhead								
Glass: Special Gauge	10%			LIFE	**	1			
Gypsum Board	52%	0-2	\$15,700	LIFE	**	5	\$43,500		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Explanation : Gypsum Board Walls Are Not Impact Resistant And Are Susceptible To Constant Damage From Inmates								
Gypsum Board	5%	Now	\$6,000	LIFE	**	5	\$4,200		
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : C107, H Hold Showers								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : C107, H Hold Showers								
Ceilings									
AcousTileConcealSpLn	15%			2040	**	5	\$28,100		
AcousTileSusp.Lay-In	5%	Now	\$19,000	2032	**	5	\$3,700		
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Admissions Offices From H Hold Shower Above								
Exposed Concrete	20%			LIFE	**	5	\$4,700		
Exposed Struc: Steel	10%			LIFE	**				
Gypsum Board	35%			LIFE	**	5	\$65,600		
Metal Panel	15%			LIFE	**	5	\$28,100		

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2037	**	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4- Main Service Switches (Siemens Power Breakers) Rated At 4000 Amperes Each.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2037	**	5	\$2,600	
Raceway									
	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									
	Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	**	1	\$30,800	
Generators									
	Diesel	100%			2030	\$92,000	1	\$38,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 1200 Kilowatts									
Batteries									
	Lead/Acid	100%			2021	\$1,600	5	\$3,700	
Fuel Storage									
	Day Tank	50%			2035	**	5	\$9,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2042	**	5	\$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : 8000 Gallons									
Lighting									

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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
Lighting									
Interior Lighting	Fluorescent	10%			2027	\$171,400	10	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : T-5 Lamps							
	Fluorescent	70%			2027	\$1,199,600	10	\$64,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		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									
	Emergency, Service	40%			2027	\$20,500	1		
	Emergency, Battery	10%			2027	\$14,100	10	\$2,400	
	Exit, LED	30%			2042	* *	1		
	Exit, Service	20%			2027	\$6,900	1		
Exterior Lighting									
	HID	30%			2027	\$118,100	10	\$100	
	No Component	70%							
Alarm									
Security System	No Component	30%							
		60%			2027	\$189,200	1	\$22,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Dorms Outside							
	Generic	Explanation : CCTV Surveillance							
		10%	Now	\$31,500	2037	* *	1	\$3,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Hallways And Dorms							
		Explanation : Approximately 30 Cameras 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							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns And Strobe Lights							

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.*

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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									
	Energy Source								
	Natural Gas	50%			2047	**	1		
	Interruptible Gas/Dual Fuel	50%			2037	**	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Buried In Court Yard Explanation : One 8000 Gallon Oil Tank								
Conversion Equipment									
	Furnace	45%			2027	\$103,500	1	\$22,300	
	Furnace	5%	Now	\$11,500	2037	**	1	\$2,200	
	Malfunctioning, Extent : Moderate, Area Affected : 15% Location : Roof, Gymnasium Packaged Rooftop Air Conditioning Unit Has Multiple Mechanical Defects								
	Hot Water Boiler	45%			2032	**	1	\$22,300	
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units								
	Hot Water Boiler	5%	0-2	\$37,600	2047	**	1	\$2,200	
	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%			2043	**	4	\$4,900	
Terminal Devices									
	Air Handler	40%			2027	\$549,200	1	\$24,700	
	Convactor/Radiator	20%	0-2	\$104,500	2047	**	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%			2032	**	1	\$12,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%	Now	\$24,400	2027	\$1,222,400	2	\$4,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 1% Location : AC Units Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Packaged Rooftop Gas Fired Air Conditioning Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	

*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.*

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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
Ventilation									
	Exhaust Fans								
	Roof	40%			2027	\$64,800	2	\$1,200	
	Roof	10%	Now	\$16,200	2037	**	2	\$200	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Roof, Multiple Mechanical And / Or Electrical Defects							
	Roof	50%			2027	\$81,100	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%			2047	**	1		
	Brass/Copper	5%	0-2	\$36,400	2057	**	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Ruptured Underground Supply Water Pipe To Court Yard Water Fountain							
	Water Heater								
	Gas Fired	100%			2025	\$59,600	2	\$1,500	
		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		
	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	100%			2032	**	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Backflow Preventer Located On The First Floor							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : All Toilet Rooms							
		Explanation : Frequent Maintenance And Repair Of Plumbing Fixtures Is Required							
Vertical Transport									

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

**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**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
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%			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 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.*

*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.