Print Date: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

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

Address : 1101 BEACH AVENUE

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

Area Sq Ft : 4,080 Project Type : CHILDREN'S SERVICES

Date of Survey : 11-Dec-2020 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 1 BIN : 2024244

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$62,600	
Total	\$62,600	
Importance Code A	\$62,600	
Total	\$62,600	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$48,800	\$1,800		
Interior Architecture	\$44,200			\$200
Electrical	\$200	\$2,300	\$100	\$100
Mechanical	\$2,300	\$26,100	\$500	\$300
Site Pavements	\$2,800			
Total	\$98,300	\$30,200	\$600	\$700
Importance Code A	\$50,900	\$2,100	\$200	\$200
Importance Code B	\$17,400	\$28,100	\$400	\$500
Importance Code C	\$30,000			
Total	\$98,300	\$30,200	\$600	\$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 I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	70% Now Horizontal Cracks, E Location: Beach A Joint Mortar Miss/Er Location: Beach A Vertical Cracks, Exte Location: Beach A Worn/Eroded, Extent	venue, Watson Aver od, Extent : Severe venue, Watson Aver nt : Severe, Area A venue And Rear Fa	nue, And , Area Af nue Faca ffected : . cades	Rear Facades fected : 15% des 30%	5	\$5,300	1
	Location : Beach A	venue Façade					
Pre-Cast Concrete	5% Now Cracking/Crumbling, Location: Beach A Joint Mortar Miss/Er Location: Window	venue Facade od, Extent : Severe			5	\$1,200	
Stucco Cement	25% Now Horizontal Cracks, E Location: Rear Fac Vertical Cracks, Exte Location: Rear Fac	cade nt : Severe, Area A			5	\$2,400	
Windows							
Aluminum	100% 2-4 Corrosion/Rusting, E Location: Beach A Unit Inoperable, Exte Location: Second I Other Observation, E Location: Through Explanation: Units	venue Facade, Seco ent : Moderate, Are Floor, Window Boa Extent : Moderate, 2 out	ond Floor ea Affecte rded Up Area Affe	d : 5% cted : 100%	5 poses	\$400	
Parapets							
Cast Stone/Terra Cotta	7% Other Observation, E Location: Roof Explanation: Obse			**: 100%	5	\$200	
Masonry: Brick	90% Other Observation, E Location: Roof Explanation: Obse	extent : Light, Area	LIFE Affected	**	5	\$400	
Pre-Cast Concrete	3% Other Observation, E Location: Roof Explanation: Obse.	Extent : Light, Area	LIFE Affected	**: 100%	5	\$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 #: 14321

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	1.50/			2025	¢2 200	10	¢100	
Asphalt Shingle	Location:	Roof	xtent : N/A, Area A		\$2,200 100% erved From The Gr	10 ound	\$100	
Metal, Corrugated	20%	0-2	\$2,900	2052	* *	1		
	Deformed/L Location :	Pented, Ex	ctent : Moderate, A	rea Affec	eted : 50%	1		
Modified Bitumen	Location:	Roof	xtent : Light, Area		* * : 100%	10	\$1,800	
nterior	1							
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$3,300	
Ceramic Tile	5%			2035	\$16,800	5	\$300	
Vinyl Tile	30%	0-2	\$4,900	2037	* *	3	\$700	
	_	0	Extent : Severe, A d Second Floors	rea Affec	ted : 10%			
Wood	Location:	First And	\$7,100 Extent : Severe, Ar d Second Floors : Moderate, Area			5	\$2,300	
	Location:	First And	d Second Floors					
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	10%			2041	* *	5	\$800	
Gypsum Board	50%	2-4	\$1,000	LIFE	* *	5	\$2,300	
	Location : Recent Repo	Basemen uir Eviden	Extent : Severe, A t nt, Extent : Light, A or Basement Stair					
Wood	Location :	Througho ed, Extent	\$26,200 Extent : Moderate, out Second And Th : Moderate, Area out	ird Floor	rs	5	\$7,600	
Ceilings								
Exposed Struc: Wood	20%			LIFE	* *	_		
Gypsum Board	55% Recent Repl Location :		ent, Extent : Light,	LIFE Area Affe	* * ected : 2%	5	\$4,200	
Plaster	25% Patching Ev Location:		\$4,500 tent : Moderate, A	LIFE rea Affec	* * ted : 20%	5	\$1,000	

Site Enclosure

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

	Current Rep	air	Futur	e Replacement	M	aintenance	
% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2042	* *			
Other Obs	servation, Exte	nt : Moderate, 1	Area Affe	ected : 50%			
Location	ı : Watson Aver	ше					
Explana	tion : Fence Le	eaning					
100%	0-2	\$500	2045	* *			
Cracking/	Crumbling, Ex	tent : Light, Arc	ea Affecte	ed : 3%			
Location	ı : Beach Avenı	ue					
Tripping H	Hazard, Extent	: Light, Area A	fected : .	3%			
Location	ı : Beach Avenı	ue					
100%	Now	\$2,400	2041	* *			
Cracking/	Crumbling, Ex		rea Affec	eted : 100%			
_	_		00				
	_		a Affecte	d : 15%			
			33				
	_						
	100% Other Obstantial Location Explana 100% Cracking/ Location Tripping H Location Cracking/ Location Other Obstantial	% of Fail Date Esternal (Years) 100% Other Observation, External Location: Watson Average Explanation: Fence Lead 100% 0-2 Cracking/Crumbling, Extent Location: Beach Avenation: Parking Fail Content Observation, Extended to Cher Observation, Extended to Cher At Parking Avenation: At Parking Avena	Total (Years) 100% Other Observation, Extent: Moderate, A Location: Watson Avenue Explanation: Fence Leaning 100% 0-2 \$500 Cracking/Crumbling, Extent: Light, Are Location: Beach Avenue Tripping Hazard, Extent: Light, Area Al Location: Beach Avenue 100% Now \$2,400 Cracking/Crumbling, Extent: Severe, An Location: Parking Area Other Observation, Extent: Severe, Area Location: At Parking Area	% of Fail Date Estimated Cost Total (Years) 100% 2042 Other Observation, Extent: Moderate, Area Affected Explanation: Fence Leaning 100% 0-2 \$500 2045 Cracking/Crumbling, Extent: Light, Area Affected Explanation: Beach Avenue Tripping Hazard, Extent: Light, Area Affected: Location: Beach Avenue 100% Now \$2,400 2041 Cracking/Crumbling, Extent: Severe, Area Affected Exception: Parking Area Other Observation, Extent: Severe, Area Affected Exception: At Parking Area	% of Fail Date Estimated Cost Total (Years) 100% 2042 ** Other Observation, Extent: Moderate, Area Affected: 50% Location: Watson Avenue Explanation: Fence Leaning 100% 0-2 \$500 2045 ** Cracking/Crumbling, Extent: Light, Area Affected: 3% Location: Beach Avenue Tripping Hazard, Extent: Light, Area Affected: 3% Location: Beach Avenue 100% Now \$2,400 2041 ** Cracking/Crumbling, Extent: Severe, Area Affected: 100% Location: Parking Area Other Observation, Extent: Severe, Area Affected: 15% Location: At Parking Area	% of Fail Date Estimated Cost Total (Years) 100% 2042 ** Other Observation, Extent: Moderate, Area Affected: 50% Location: Watson Avenue Explanation: Fence Leaning 100% 0-2 \$500 2045 ** Cracking/Crumbling, Extent: Light, Area Affected: 3% Location: Beach Avenue Tripping Hazard, Extent: Light, Area Affected: 3% Location: Beach Avenue 100% Now \$2,400 2041 ** Cracking/Crumbling, Extent: Severe, Area Affected: 100% Location: Parking Area Other Observation, Extent: Severe, Area Affected: 15% Location: At Parking Area	No of Total Cycle (Years) Stimated Cost FY Estimated Cost Cycle (Yrs)

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2032	\$31,800	5	\$100	
	Other Observation, Exten	nt : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: One 200	Ampere Main Disconne	ct Switch			
Raceway						
Conduit	100%	2032	\$4,300	1		
Panelboards						
Fused Disc Sw	5%	2031	\$500	5		
Molded Case Bkrs	95%	2031	\$9,300	5	\$100	
Wiring						
Thermoplastic	100%	2032	\$8,800	1		
Motor Controllers						
Locally Mounted	100%	2030	\$11,200	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	100%	2032	\$28,200	10	\$3,700	
	T-8 Lamps And Fixtures, Location: Throughout	0 00	ected : 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 #: 14321

Electrical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2032	\$3,300	10	\$500	
Exit, Battery	50%	2032	\$2,300	10	\$100	
Exterior Lighting						
HID	20%	2032	\$3,700	10		
Incandescent	10%	2027	\$2,100	2		
No Component	70%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	\$1,500	1	\$300	
	Other Observation, Exte	ent : Light, Area Affected	l : 100%			
	Location : Throughout	t The Building				
	Explanation: CCTV S	urveillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$800	
	Other Observation, Exte	ent : Light, Area Affected	l : 100%			
	Location: Throughout	t The Building				
	Explanation: Smoke I	Detector, Alarm Bell, Ho	rn, Pull Box Station	n And Fir	re Alarm Panel	

Mechanical	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment							
Hot Water Boiler	100% 0-	- +-,	2030	\$42,300	1	\$1,800	
	Corroded, Exte	nt : Moderate, Area Affe	cted : 5%	í			
	Location : Ba	sement. Corroded Boiler	·Shell				
	On Extended L	fe, Extent : Moderate, A	rea Affect	ted : 100%			
	Location: Ba	sement					
	Other Observat	ion, Extent : Light, Area	Affected	: 100%			
	Location: Ba	sement Boiler Room					
	Explanation:	1 Unit, Hart And Grous	se Corp	- 120,000 Btu/hr			
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$200	
Terminal Devices							
Convector/Radiator	100%		2037	* *	1	\$1,300	
	Other Observat	ion, Extent : Light, Area	Affected	: 100%			
	Location : Pe	rimeter Walls					
	Explanation:	Cast Iron Baseboard Ro	idiators				
air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		

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 I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	60%			2027	\$9,100	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$200	
No Component	90%							
Exhaust Fans								
Wall Unit	5%		\$100	2032	\$100	2		
		_	nt : Moderate, Ared					
			Floor Bathroom, D	·				
			Extent : Light, Area	Affected	: 10%			
		: 2nd Floo	•					
	Explanat	tion : Bathr	room Only					
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$16,700	2		
			Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	ıt Boiler Room					
	Explanat	tion : 40 G	allon Rheems					
Sanitary Piping								
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: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

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

Address : 1103 BEACH AVENUE

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

Area Sq Ft : 4,080 Project Type : CHILDREN'S SERVICES

Date of Survey : 11-Dec-2020 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 73 BIN : 2095231

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$62,600	
Interior Architecture		\$74,100
Total	\$62,600	\$74,100
Importance Code A	\$62,600	
Importance Code B		\$74,100
Total	\$62,600	\$74,100

\$18,800 \$2,700 \$115,000 \$54,000 \$41,800 \$19,200	\$94,700 \$97,600 \$200 \$97,400	\$17,000 \$17,000 \$200 \$16,800	\$16,900 \$17,200 \$200 \$17,000
\$2,700 \$115,000 \$54,000	\$97,600 \$200	\$17,000 \$200	\$17,200 \$200
\$2,700 \$115,000	\$97,600	\$17,000	\$17,200
\$2,700			
	\$94,700	\$17,000	\$16,900
\$18,800	\$94,700	\$17,000	\$16,900
	A A	¢17 000	¢17 000
\$100	\$2,900		
\$41,600			\$300
\$51,900			
FY 2026	FY 2027	FY 2028	FY 2029
	\$51,900	\$51,900	\$51,900



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 #: 14322

rchitecture	Current R	epair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	70% Now Corrosion/Rusting, Ex Location: Window I Diagonal Cracks, Exte Location: Beach Av Horizontal Cracks, Ex Location: Beach Av Joint Mortar Miss/Erc Location: Beach Av Worn/Eroded, Extent: Location: Beach Av	intels, Beach Ave ent : Severe, Area enue Facade tent : Severe, Area enue Facade d, Extent : Severe enue Facade, Win Severe, Area Affe enue Facade	nue Faca Affected a Affected , Area Af dow Sill cted : 20	nde : 5% d : 5% Fected : 10%	5	\$5,300	
Pre-Cast Concrete	5% 2-4 Cracking/Crumbling, Location: Beach Av Joint Mortar Miss/Erc Location: Window S	enue Facade od, Extent : Severe			5	\$1,200	
Stucco Cement	25% Now Cracking/Crumbling, Location: North And Diagonal Cracks, Extended to the control of the	d West Facades ent : Severe, Area d Rear Facades etent : Severe, Area d Rear Facades t : Severe, Area <u>A</u>	Affected a Affected	: 60% d : 60%	5	\$2,400	
Windows							
Aluminum	100% 2-4 Other Observation, Ex Location: Througho Explanation: Units	ut			5 poses	\$400	
Parapets	•			•	•		
Cast Stone/Terra Cotta	7% Other Observation, Ex Location : Roof Explanation : Obser			**: 100%	5	\$200	
Masonry: Brick	90% Other Observation, Ex Location: Roof Explanation: Obser	_		* *	5	\$400	
Pre-Cast Concrete	3% Other Observation, Ex Location: Roof Explanation: Obser	ctent : Light, Area	LIFE Affected	**	5	\$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 #: 14322

Architecture	Current F	Repair	Future I	Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Roof	1.50/		2025	Ф2 200	1.0	#100		
Asphalt Shingle	15% Other Observation, E Location: Roof Explanation: No A				10	\$100		
Metal, Corrugated	5% 0-2	\$700	2052	* *	1			
inzerma, confingence	Deformed/Dented, Ex Location : Front Ca	ctent : Moderate, A		d : 50%	-			
Modified Bitumen	80% Now	\$2,400	2037	* *				
	Water Penetration, E. Location : Observed Other Observation, E Location : Roof	d From The Ground Extent : Light, Area	d, Area Abo Affected : I	ve Room 3.				
	Explanation : No A	ccess Due To Secui	rity Purpose	es .				
nterior								
Floors	250/		LIEE	* *	-	#2 200		
Cast in Place Concrete	25%		LIFE		5	\$3,300		
Ceramic Tile Vinyl Tile	5% 45% 0-2	\$7,400	2035 2032	\$16,800 \$74,100	5 3	\$300 \$1,000		
	Cracking/Crumbling, Location: Through Uneven Substrate, Ex Location: 3rd Floo Worn/Eroded, Extent Location: Through	out tent : Severe, Area r Sloped, 2nd Floo : Moderate, Area A	Affected : 3 r Kitchen D	30% Depressed				
Wood	25% 2-4 Deteriorated Finish, Location: First And Split/Cracked, Extent Location: First And	d Second Floors : Moderate, Area .			5	\$1,400		
Interior Walls								
Cast in Place Concrete	15% Vertical Cracks, Extendation: Basemen		LIFE a Affected :	**				
Ceramic Tile	5%		2041	* *	5	\$400		
Gypsum Board	55% 2-4 Worn/Eroded, Extent Location: Through		LIFE	* *	5	\$2,500		
Wood	25% Now Misaligned/Bulging, Location: Through Split/Cracked, Extent Location: Through	out Second And Th : Moderate, Area	ird Floors Affected : 3		5	\$7,600		

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 #: 14322

Architecture	Current Repair		Futui	re Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	1.50/	NT.	ΦΩ ΩΩΩ	2052	* *	_	\$500	
AcousTileSusp.Lay-In	Broken/M	Now issing Elem i : Basemer	\$8,900 nents, Extent : Seven	2052 re, Area		5	\$500	
	Cracking/		Extent : Moderate	, Area Aj	ffected : 10%			
	_	Discoloring 1 : Basemer	, Extent : Moderate nt	, Area A	ffected : 5%			
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	75%	0-2	\$3,900	LIFE	* *	5	\$5,700	
71		r/Impact D 1 : Through	amage, Extent : Mo out	oderate, .	Area Affected : 5%			
			nt, Extent : Light, A oor, Bad Craftsman		cted : 2%			
			xtent : Moderate, A por At Repair Area,					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
ite Pavements Public Sidewalk								
Cast in Place Concrete	_		\$300 Extent : Moderate venue	2045 , Area Aj	* * ffected : 5%			
Parking/Driveway								
Asphalt	100%	Now	\$2,400	2041	* *			
-	Other Obs	ervation, E	Extent : Light, Area	Affected	: 15%			
	Location	ı : At Parki	ng Area					
	Explana	tion : Crac	king					

lectrical	Current Repair	Future Re	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$3,700	5		
	Other Observation, Extent : Light, A	rea Affected : 10	0%			
	Location: Basement					
	Explanation : One 200 Ampere Mo	ain Disconnect Sv	vitch			
Raceway						
Conduit	100%	2032	\$4,300	1		
Panelboards						
Fused Disc Sw	5%	2031	\$500	5		
Molded Case Bkrs	95%	2031	\$9,300	5	\$100	
Wiring						
Thermoplastic	100%	2032	\$8,800	1		

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 Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Motor Controllers									
Locally Mounted	100%	2030	\$11,200	5					
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$100				
Lighting									
Interior Lighting									
Fluorescent	100%	2032	\$28,200	10	\$3,700				
	e	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Throughout The Buildin	g							
	Explanation: T-8 Lamps								
Egress Lighting									
Emergency, Battery	50%	2032	\$3,300	10	\$500				
Exit, Battery	50%	2032	\$2,300	10	\$100				
Exterior Lighting									
HID	20%	2032	\$3,700	10					
Incandescent	10%	2027	\$2,100	2					
No Component	70%								
Alarm									
Security System									
No Component	90%								
Generic	10%	2027	\$700	1	\$200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Buildin	_							
	Explanation: CCTV Surveillance (Cameras							
Fire/Smoke Detection									
No Component	90%								
Generic, Digital	10%	2037	* *	1-3	\$300				
	Other Observation, Extent : Light, A	00	: 100%						
	Location : Throughout The Buildin	0							
	Explanation : Smoke Detector, Ala	rm Bell, Hor	n, Pull Box Station	ı And Fir	e Alarm Panel				

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

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

Mechanical	Current Rep	pair Fu	ture Replacement	M	aintenance		
System Component Type	% of Fail Date E	stimated Cost Yea		Cycle (Yrs)	Estimated Cost	Priority	
Heating		•					
Conversion Equipment							
Hot Water Boiler	100% Now	\$2,100 203		1	\$1,800		
	Corroded, Extent: Mode						
	Location : Basement. (
	Obsolete Equipment, Ex. Location: Basement. C		Affected: 100%				
	Other Observation, Exte	_	tad : 100%				
	Location : Basement B	0 00	eu . 10070				
	Explanation: 1 Unit-1		20 000 Rtu/hr				
Distribution	Explanation : 1 Onti-1	Tari Ina Grousse - 12	20,000 Вили				
Hot Wtr Piping/Pump	100%	204	**	4	\$200		
Terminal Devices			-				
Convector/Radiator	100%	203	**	1	\$1,300		
	Other Observation, Exte	nt : Light, Area Affec	ted : 100%				
	Location : Perimeter V	Valls					
	Explanation: Cast Iron	n Baseboard Radiator	S				
Air Conditioning							
Energy Source							
Electricity	100%	204	<u>**</u>	1			
Conversion Equipment	5 00/	200					
Window/Wall Unit	70%	202	\$10,600	1			
No Component	30%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	10%	LIF	'E **	2-5	\$200		
No Component	90%	Lii	L	2-3	\$200		
Exhaust Fans	7070						
Roof	5%	203	\$400	2			
	Other Observation, Exte			_			
	Location : Side Of Buil	lding					
	Explanation: Kitchen	Exhaust Is Ducted Oi	it Of The Building An	d Up To .	An Exhaust Fan		
	On Roof						
Wall Unit	5%	203	\$100	2			
No Component	90%						
Plumbing							
H/C Water Piping	1000/	20	12 **	1			
Brass/Copper	100%	204	·2 * * *	1			
Water Heater With Tanks Gas Fired	100%	203	\$16,700	2			
Gas Filed	Other Observation, Exte			2			
	Location : Basement B		.cu . 100/0				
	Explanation: 1 Unit A) Gallons				
Sanitary Piping	Diponiumon . 1 Omi 11						
Cast Iron	100%	LIF	E **	1			
Backflow Preventer							
Generic	100%	203	\$1,800	1	\$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.

Page: 13

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

Asset #: 14322

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Fire Suppression				
Chemical System				
Generic	100%	2027 \$47,800	1-3 \$223,200	

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: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

Asset Name : CHRISTOPHER STREET SCHOOL ADMINISTRATION BUILDING

Address : 1870 SCHIEFFELIN PLACE

Borough : BRONX Agency's Number : N/A
Program / Asset # : HRA0049.030 / 15274 Yr Built/Renovated : 1955 /

Area Sq Ft : 2,000 Project Type : CHILDREN'S SERVICES

Date of Survey : 24-Feb-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4905 Lot : 2 BIN : 2097408

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$5,400		\$700	
Interior Architecture	\$300	\$1,900		
Electrical		\$2,100	\$100	
Mechanical	\$200	\$17,600	\$200	\$200
Site Pavements	\$1,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$14,300	\$28,900	\$8,200	\$7,400
Importance Code A	\$5,500	\$100	\$800	\$100
Importance Code B	\$7,400	\$28,700	\$7,400	\$7,300
Importance Code C	\$1,300			
Total	\$14,300	\$28,900	\$8,200	\$7,400



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 #: 15274

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	* *	5	\$9,800	
Wood	2%		\$4,200	2045	* *	5	\$500	
		Decay, Exter 1 : Door Su	nt : Severe, Area Afj rrounds	fected : (50%			
Windows								
Aluminum	100%	1		2048	* *	5	\$1,300	
Roof								
Asphalt Shingle		Now	\$1,200	2041	* *			
			xtent : Severe, Area	Affected	d : 5%			
	Location	ı : Office Ai	rea Below					
Interior Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$2,600	
Ceramic Tile	5%			2041	* *	5	\$200	
Sheet Vinyl/Rubber	65%			2037	* *	5	\$3,900	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$500	
Gypsum Board	95%			LIFE	* *	5	\$5,400	
Ceilings								
Gypsum Board	98%			LIFE	* *	5	\$4,200	
Metal Panel	2%			LIFE	* *	5	\$100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Retaining Walls								
Cast in Place Concrete	98%			2067	* *			
Concrete Masonry Unit	2%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete		Now	\$1,100	2045	* *			
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	eted : 10%			
	Location	ı : Entrance	e Walkway					

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5		
	Other Observation, Extent : La	ight, Area Affected :	100%			
	Location: Basement					
	Explanation: One 200 Ampe	ere Main Disconnec	t Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2052	* *	5		

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 #: 15274

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

Mechanical		Current F	Repair	Futu	ture Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 #: 15274

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

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: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

Asset Name : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE

Address : 1870 SCHIEFFELIN PLACE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 4,000 Project Type : CHILDREN'S SERVICES

Date of Survey : 24-Feb-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4905 Lot : 2 BIN : 2097408

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$134,300	
Mechanical		\$92,800
Total	\$134,300	\$92,800
Importance Code A	\$134,300	
Importance Code B		\$92,800
Total	\$134,300	\$92,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,500	\$1,400		
Interior Architecture	\$5,400		\$900	
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$300	\$300	\$1,700	\$300
Site Pavements				
Total	\$24,300	\$1,900	\$2,700	\$400
Importance Code A	\$18,700	\$1,600	\$200	\$200
Importance Code B	\$5,600	\$300	\$2,500	\$200
Importance Code C				
Total	\$24,300	\$1,900	\$2,700	\$400



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 #: 54

Architecture	Current Repair Future Replacement Maintenance					aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	000/ N	¢124200	LIEE	* *	_	¢1.6.700	
Masonry: Brick	98% Now Corrosion/Rusting, Location: Window Diagonal Cracks, E. Location: Facade Joint Mortar Miss/E	Lintels xtent : Moderate, Ar s	ea Affecte	ted : 5%	5	\$16,700	
	Location: Through		, 111 cu 11jj	cerea . 2570			
	Loose Units, Extent Location: Chimne	: Severe, Area Affec	ted : 2%				
Slate Panels	2% Now Broken/Missing Eler Location: Window Joint Mortar Miss/E Location: Window	, Sills rod, Extent : Moder			5	\$300	
Windows							
Aluminum	70% 0-2 Air Infiltration, Exte		2048 Affected	**	5	\$800	
Metal/Detention Type	30%		2042	* *	5	\$2,500	
Parapets Masonry: Brick	95% Other Observation, Location : Roof Pa		LIFE Iffected : :	**	5	\$1,600	
	Explanation: Inter	rior Face Covered C	Over With	Roofing Membrai	ne		
Metal Panel	5%		2042	* *	5	\$300	
Roof Modified Bitumen	100% Now Drains Clogged, Ext Location: East Ro Ponding, Extent: Se Location: East Ro	of Drain vere, Area Affected		* *			1
nterior		-5					
Floors							
Cast in Place Concrete	5% 4+ Cracking/Crumbling Location : Boiler I		LIFE , Area Aff	* * Pected : 2%	5	\$800	
Ceramic Tile	5%		2041	* *	5	\$400	
Vinyl Tile	90%		2037	* *	3	\$2,600	
Interior Walls							
Concrete Masonry Unit	70%		LIFE	* *	5	\$3,400	
Plaster	30%		LIFE	* *	5	\$1,100	
Ceilings Plaster	100% 0-2 Cracking/Crumbling Location: Baseme		LIFE , Area Aff	* * Pected : 1%	5	\$4,800	

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 #: 54

Architecture	Current	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
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100%		2052	* *			
Site Pavements							
On-Site Walkways							
Asphalt	100%		2035	\$29,500			

Electrical	Cui	rent Repair	Futu	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5		
		tion, Extent : Light, Area	Affected	: 100%			
		ectrical Room Basement					
	Explanation:	One 400 Ampere Main L	Disconne	ect Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2042	* *	5		
Raceway							
Conduit	40%		2042	* *	1		
Conduit	60%		2032	\$5,800	1		
Panelboards							
Fused Disc Sw	5%		2031	\$1,000	5		
Molded Case Bkrs	80%		2040	* *	5	\$100	
Molded Case Bkrs	15%		2031	\$2,900	5		
Wiring							
Thermoplastic	80%		2042	* *	1		
Thermoplastic	20%		2032	\$2,400	1		
Motor Controllers							
Locally Mounted	100%		2037	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
LED	100%		2040	* *			
Egress Lighting							
Emergency, Battery	50%		2032	\$3,300	10	\$500	
Exit, Battery	50%		2032	\$2,800	10	\$100	
Exterior Lighting							
LED	20%		2040	* *			
No Component	80%						
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 #: 54

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	\$1,500	1	\$300	
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó			
	Location : Hallway And Exit I	Doors				
	Explanation: Intrusion Alarm	And Motion Sensor				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2037	* *	1-3	\$700	

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$2,000	
	Other Observation, Extent : Lig Location : Basement	ht, Area Affected : 10	00%			
	Explanation: 1 Gas Fired Mo	dular Hot Water Boi	ler			
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$200	
Terminal Devices						
Convector/Radiator	100%	2037	* *	1	\$1,300	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Split Unit	100%	2032	\$92,800			
	Other Observation, Extent: Lig Location: Basement, 1st And	00	90%			
	Explanation: 3 Condensers O Piping Missing Insulation Roo		andling Units In	i Each F	loor. Refrigerant	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$5,200	
Ventilation						
Exhaust Fans						
Wall Unit	10%	2032	\$200	2		
	Other Observation, Extent : Lig	00				
	Location: 1st Floor Kitchen A	1nd 2nd Floor Bathro	oom			
	Explanation : Exhaust Fan Lo	cated Only In 1st Flo	oor Kitchen And	d 2nd Flo	oor Bathroom	
No Component	90%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2042	* *	1		

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 #: 54

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

Page: 23

Print Date: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

Asset Name : CHRISTOPHER STREET SCHOOL MAIN BUILDING

Address : 1870 SCHIEFFELIN PLACE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 37,482 Project Type : CHILDREN'S SERVICES

Date of Survey : 24-Feb-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4905 Lot : 2 BIN : 2097408

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$925,300	\$71,500
Electrical		\$64,500
Mechanical		\$182,200
Site Pavements	\$298,500	\$1,178,100
Total	\$1,223,800	\$1,496,200
Importance Code A	\$925,300	\$166,700
Importance Code B		\$151,400
Importance Code C	\$298,500	\$1,178,100
Total	\$1,223,800	\$1,496,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,700	\$16,000	\$800	
Interior Architecture	\$100,100			\$2,100
Electrical	\$6,600	\$31,800	\$3,700	\$3,500
Mechanical	\$21,600	\$44,400	\$33,700	\$18,100
Site Enclosure	\$91,400			
Site Pavements	\$17,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$265,400	\$99,400	\$45,400	\$30,900
Importance Code A	\$21,200	\$16,100	\$1,200	
Importance Code B	\$179,100	\$83,300	\$44,200	\$30,900
Importance Code C	\$65,100			
Total	\$265,400	\$99,400	\$45,400	\$30,900



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 #: 1947

Architecture		Current	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
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$11,700	
Masonry: Brick	92%		\$115,000	LIFE	* *	5	\$71,500	
	-		tent : Moderate, Ar					
			oom Chimney, Livii	_		ig Skills I	Roof	
			od, Extent : Moder	ate, Area	ı Affected : 5%			
	Location	ı : Boiler R	oom Chimney					
Masonry: Limestone	2%			LIFE	* *	5	\$1,200	
Stucco Cement	3%			2045	* *	5	\$5,800	
Windows								
Aluminum	100%			2048	* *	5	\$1,600	
Parapets								
Masonry: Brick	95%	0-2	\$20,700	LIFE	* *	5	\$8,400	
	-		tent : Moderate, Ar		ted : 50%			
			ace Of Upper Para					
		-	tent : Moderate, Ar		ed: 50%			
			ace Of Parapet Wa					
			derate, Area Affect	ed : 5%				
		: Through	out					
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,800	
Roof								
Modified Bitumen	-	Now	\$443,000	2042	* *			1
			ere, Area Affected :					
		_	out Main Roof Area					
	_		vere, Area Affected	: 20%				
		_	out Main Roof					
			xtent : Severe, Area					
			On The 2nd Floor A					
Single Ply Membrane	20%			2037	* *	10	\$16,000	
Single Ply Membrane	23%		\$367,300	2042	* *			1
		~	amage, Extent : Se	vere, Are	a Affected : 25%			
		: Living Si	kills Roof					
Skylight, Metal/Glass	5%			2052	* *	10	\$13,300	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$900	

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 #: 1947

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	5 0/	4.	** ** ** ** ** ** ** **		* *	_	Ø.C. 1.0.0	
Cast in Place Concrete	5%	4+	\$4,600	LIFE		5	\$6,100	
	_	Crumbling, 1 : Boiler R	Extent : Moderate	, Area A <u>j</u>	tjected : 2%			
		: Boller R	oom					
Ceramic Tile	5%			2041	**	5	\$2,800	
Quarry Tile	15%	0-2	\$30,100	2045	* *	5	\$6,300	
	_	_	Extent : Moderate	, Area A <u>j</u>	ffected: 5%			
		: Basemer						
Sheet Vinyl/Rubber	40%	2-4	\$28,600	2037	* *	5	\$16,800	
			: Moderate, Area A	Iffected :	1%			
	Location	: Basemer	ıt					
Slate	5%			LIFE	* *	5	\$3,000	
Vinyl Tile	30%	Now	\$9,000	2037	* *	3	\$6,300	
	Adhesion	Failure, Ex	tent : Severe, Area	Affected	: 10%			
	Location	: Through	out					
	Worn/Eroo	led, Extent	: Moderate, Area A	Iffected :	15%			
	Location	: Through	out, Security Office	2 110				
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$2,400	
Concrete Masonry Unit	5%		\$4,500	LIFE	* *	5	\$1,000	
	-		tent : Moderate, Ar	ea Affeci	ted : 20%			
		: Water M						
			Extent : Moderate, A	lrea Affe	cted : 20%			
	Location	: Water M	ain Room					
Fiberglass Panel	35%			LIFE	* *			
Gypsum Board	40%	Now	\$5,300	LIFE	* *	5	\$11,700	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	: Living S	kills Room, Mold, I	Room On	2nd Floor, 2nd Fl	oor Hallı	way	
Metal Panel	10%			LIFE	* *			
Plaster		Now	\$1,200	LIFE	* *	5	\$700	
			Extent : Severe, A		ted : 2%			
	_	_	ls Top Floor					

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 #: 1947

Architecture	Current Repair		Future Replacement		ıt	Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority		
Interior											
Ceilings	100/		** ***	2015			_				
AcousTileSusp.Lay-In		Now	\$3,600	2045		* *	5	\$2,200			
			xtent : Severe, Area kills Room, Room 2			huan					
F 10 0						* *		#200			
Exposed Struc: Concret			\$5,400	LIFE		* *	5	\$300			
	Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Water Meter Room										
	Location: Water Meter Room Diagonal Cracks, Extent: Severe, Area Affected: 5%										
		ı : Water M		Пусстей	. 570						
Exposed Struc: Steel	3%			LIFE		* *					
Gypsum Board		Now	\$5,100	LIFE	:	* *	5	\$18,600			
Gypsum Board			xtent : Severe, Area		1 · 5%		3	\$10,000			
		ı : Living Sı		11)) 00100	. 570						
Metal Panel	10%			LIFE	:	* *	5	\$4,600			
Plaster	30%			LIFE	:	* *	5	\$7,000			
Site Enclosure	3070			- Lii L				Ψ7,000			
Fence/Gates											
Chain Link	5%			2052	:	* *					
Iron Picket	95%	2-4	\$26,800	2067	:	* *					
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25%										
	Location: Throughout										
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%										
	Location	i : Through	out								
Free Standing Walls			**								
Masonry: Brick		Now	\$8,400	2042		* *					
	_	_	Extent : Moderate	, Area Aj	ffected: 15%						
D	Location	i : Along Di	riveway								
Retaining Walls Cast in Place Concrete	400/	Now	\$9,500	2052	•	* *					
Cast in Place Concrete			\$9,300 Extent : Moderate								
	U	crumbung, 1 : South Wa		, Агеи Ај	jecieu . 570						
Masonry: Brick		Now	\$46,700	2042		* *					
Masonry. Brick											
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Along Driveway										
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%										
		ı : Along Di		are, 117 ee	11111000000 . 207	0					
			Moderate, Area Aj	fected ·	20%						
		ı : Along Di		,							
Masonry: Fieldstone	10%		<u> </u>	2042	:	* *					
Site Payements	10/0			2072							

Site Pavements

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.

Page: 27

ADMIN. FOR CHILDREN'S SERVICES - 068 CHRISTOPHER STREET SCHOOL MAIN BUILDING

Asset #: 1947

rchitecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
e Pavements On-Site Walkways							
Cast in Place Concrete	-	\$200 gg, Extent : Moderate Cacade, Exterior Step	-	* * Gected : 10%			
Masonry: Granite	Location: Front Location: Front Location: Front Location	Erod, Extent : Severe Entrance Steps 3, Extent : Moderate,	, Area A <u>j</u>	fected : 10%			
Panel/Paver: Bluestone	90% Now Spalling, Extent: S Location: Throug	\$239,600 levere, Area Affected ghout Walkways	LIFE : 25%	* *	5	\$5,100	
Parking/Driveway							
Asphalt	100% Now Cracking/Crumblin Location: Through	\$58,900 g, Extent : Light, Are ghout	2035 ea Affecte	\$1,178,100 ed: 25%			
Activity Yard							
Asphalt	100%		2041	* *			

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

Stand-by Power

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 #: 1947

Electrical	Current Repair	Future Re	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Stand-by Power										
Transfer Switches	1000/	2025	ata . ata		#11.500					
Automatic	100%	2037	* *	1	\$11,500					
Generators	1000/	2025	¢(4.500	1	¢14.500					
Diesel	100% Other Observation, Extent : Light, An	2035 rea Affected : 100	\$64,500	1	\$14,500					
	Location: Outside The Building	eu nyjecieu . 100	770							
	Explanation: One 100 Kilowatts									
Batteries	Emplanation: One 100 1200 mains									
Lead/Acid	100%	2026	\$2,400	5	\$1,400					
Fuel Storage			. ,		. ,					
Main Tank	50%	2047	* *	5						
No Component	50%									
ighting										
Interior Lighting										
Fluorescent	80%	2037	* *	10	\$27,500					
	T-8 Lamps And Fixtures, Extent: Lig		: 100%							
	Location: Throughout The Building									
LED	20%	2040	* *							
Egress Lighting										
Emergency, Service	55%	2037	* *	1						
Exit, Service	45%	2037	* *	1						
Exterior Lighting	200/	2040	* *							
LED	20%	2040	* *							
No Component	80%									
ightning Protection Arresters/Cabling										
Generic Generic	100%	2047	* *	5	\$800					
larm	10070	2047			ψοσο					
Security System										
No Component	80%									
Generic	10%	2037	* *	1	\$1,400					
	Other Observation, Extent : Light, Ar	rea Affected : 100	0%							
	Location: Inside And Outside									
	Explanation : CCTV Surveillance C	Cameras								
Generic	10%	2032	\$6,900	1	\$1,400					
	Other Observation, Extent : Light, Ar	rea Affected : 100)%							
	Location: Hallway And Exit Doors									
	Explanation : Intrusion Alarm And	Motion Sensor								
Fire/Smoke Detection										
No Component	70%	• • • =								
Generic, Digital	30%	2037	**	1-3	\$6,900					
	Other Observation, Extent: Light, Area Affected: 100%									
	~	Location : Throughout The Building Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box, And Fire Alarm Panel								
	Explanation : Strove Lights, Bell, F	iorn, smoke Dete	cior, Full Box	ı, Ana Fli	re Atarm Panet					

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 #: 1947

Mechanical	Current Repair			Futu	e Replacement	Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating	•			•				•			
Energy Source											
Electricity	20%			2052	* *	1					
Natural Gas	80%	ı		2052	* *	1					
Conversion Equipment											
Furnace	2%		\$100	2037	**	1	\$300				
	Malfunctioning, Extent: Moderate, Area Affected: 100%										
	Location: 1st Floor Other Observation, Extent: Light, Aug. Affected: 29/										
	Other Observation, Extent : Light, Area Affected : 2% Location : Lower Roof										
			ooj it Serving Basic Liv	vina Chil	l Contan						
Radiant Heater	$\frac{Explana}{10\%}$		ii serving basic Liv	2032		2	¢1.700				
Radiani Heater			Extent : Light, Area		\$95,300	2	\$1,700				
		n : Stairway		Ајјестеи	. 370						
			ectric Radiants								
No Component	88%		con to Italianis								
Distribution	0070	'									
Ductwork/Diffusers	2%	Now	\$1,000	LIFE	* *	2-5	\$400				
	Damaged		loderate, Area Affe	cted : 10	0%						
			r. Defective Air Flo								
Hot Wtr Piping/Pump	10%	Now	\$400	2048	* *	4	\$200				
1 5 1	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affecte	d : 50%						
	Location	n : Boiler R	oom. Malfunctionii	ıg Circu	lating, Booster Pur	np					
No Component	88%	ı									
Air Conditioning											
Energy Source											
Electricity	50%			2048	* *	1					
Natural Gas	50%	ı		2052	* *	1					
Conversion Equipment	600/			2027	* *	2	#1 400				
Ext Pkg Unit -	60%			2037	* *	2	\$1,400				
Heating/Cooling	R_22 Rofr	igerant Fr	tent : Light, Area A	ffected ·	100%						
	Location		iem . Ligm, med n	уссиси.	10070						
			Extent : Light, Area	Affected	: 100%						
	Location			55							
		-	oftop Package Unit	S							
Ext Pkg Unit -	25%			2037	* *	2	\$600				
Heating/Cooling							• • • • • • • • • • • • • • • • • • • •				
Split Unit	10%			2032	\$86,900						
Window/Wall Unit	5%	ı		2027	\$6,900	1					
Distribution	<u> </u>										
Ductwork/Diffusers	95%			LIFE	**	2	\$46,300				
Ductwork/Diffusers	5%		\$1,600	LIFE	**	2	\$2,400				
		_	Extent : Light, Area	a Affecte	d: 100%						
	Location	n : Upper Re	ooj								

Ventilation

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 #: 1947

Mechanical	Curren	t Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation									
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,900			
Exhaust Fans									
Roof	98%		2037	* *	2	\$1,100			
Roof	2% Now		2042	* *	2				
	Unit Inoperable, Extent : Light, Area Affected : 100%								
	Location: Upper I	Roof							
Plumbing									
H/C Water Piping									
Brass/Copper	100%		2052	* *	1				
Water Heater With Tanks									
Gas Fired	100%		2030	\$16,700	2				
	Other Observation,	Extent : Light, Area A	Affected	: 100%					
	Location: Basemo	ent							
	Explanation: 3 U	nits							
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Backflow Preventer									
Generic	100%		2037	* *	1	\$2,300			
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%		LIFE	* *					
Fire Suppression									
Sprinkler									
Generic	100%		2052	* *	1-2	\$10,500			
Chemical System									
Generic	100%		2030	\$47,800	1-3	\$223,200			

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

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

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

Print Date: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

Asset Name : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE

Address : 1870 SCHIEFFELIN PLACE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 4,000 Project Type : CHILDREN'S SERVICES

Date of Survey : 24-Feb-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4905 Lot : 2 BIN : 2097408

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$71,000	
Mechanical		\$92,800
Total	\$71,000	\$92,800
Importance Code A	\$71,000	
Importance Code B		\$92,800
Total	\$71,000	\$92,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,100	\$800		_
Interior Architecture	\$14,400		\$800	
Electrical	\$100	\$1,700	\$100	\$100
Mechanical	\$300	\$300	\$1,700	\$300
Site Pavements				
Total	\$39,000	\$2,800	\$2,600	\$400
Importance Code A	\$24,300	\$1,000	\$200	\$200
Importance Code B	\$14,700	\$1,800	\$2,400	\$200
Importance Code C				
Total	\$39,000	\$2,800	\$2,600	\$400



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 #: 30

rchitecture		Current Repair Fut			Future Replacement Maintenance				
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Masonry: Brick	98%		\$71,000	LIFE	* *	5	\$8,800		
		_	xtent : Moderate, A	lrea Affe	cted : 10%				
	Location:			1.CC4-J	. 100/				
	Diagonal Cracks, Extent: Severe, Area Affected: 10%								
	Location : Throughout Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location:								
	Joint Morta								
	Location:								
	Misaligned/								
	Location:	North Fa	icade At Parapet W	Vall					
	-		xtent : Moderate, A	Area Affe	cted : 15%				
	Location:	Facade							
Slate Panels	2%		\$8,200	LIFE	* *	5	\$100		
		-	ents, Extent : Seve	re, Area .	Affected : 50%				
	Location:				1.00				
			od, Extent : Moder	ate, Arec	a Affected : 50%				
	Location:		Suus derate, Area Affect	ad · 25%	<u> </u>				
	Location :			eu . 25/6	,				
Windows									
Aluminum	70%	0-2	\$4,200	2048	* *	5	\$500		
	Vandalism, I	Extent : S	evere, Area Affecte	d : 5%					
			ape, Damaged Win						
			xtent : Moderate, A	Area Affe	cted: 2%				
	Location:								
3.6 × 1/15 × × 1 × 17		on : Board	ded Lower Half Of		* *		01.400		
Metal/Detention Type	30%			2042	* *	5	\$1,400		
Parapets Masonry: Brick	95%			LIFE	* *	5	\$900		
Masonry. Brick		Growth F	xtent : Light, Area			3	\$900		
	Location:		mem : Bigm, IIrea	11,500000	. 2070				
Metal Panel	5%			2052	* *	5	\$200		
Roof	2,0						Ψ200		
Modified Bitumen	100%	Now	\$11,700	2037	* *			1	
	Ponding, Ex	tent : Sev	ere, Area Affected	: 20%					
	Location:								
			xtent : Severe, Area	ı Affected	d : 5%				
	Location :	Boundrie	es Room Below						

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 #: 30

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	
Interior									
Floors						_			
Cast in Place Concrete	5%		\$600	LIFE	**	5	\$700		
	_	Crumbling, 1 : Boiler R	, Extent : Moderate oom	, Area Aj	ffected : 2%				
Ceramic Tile	5%			2035	\$18,400	5	\$300		
Vinyl Tile	90%			2037	* *	3	\$2,300		
Interior Walls									
Ceramic Tile	5%			2035	\$23,800	5	\$400		
Concrete Masonry Unit	80%			LIFE	* *	5	\$2,800		
Gypsum Board	5%			LIFE	* *	5	\$300		
Plaster	10%			LIFE	* *	5	\$300		
Ceilings									
Plaster	70%	Now	\$13,900	LIFE	* *	5	\$2,900		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location	ı : First Flo	oor And Basement (Classrooi	m, 2nd Floor Boun	dries Ro	om		
Plaster	30%			LIFE	* *	5	\$1,300		
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%			2052	* *				
	Cracking/ Location		Extent : Light, Are	ea Affecte	ed : 10%				
Site Pavements									
On-Site Walkways									
Asphalt	100%			2035	\$4,000				

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5		
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: One 100 Am	pere Main Disconne	ct Switch			
Raceway						
Conduit	90%	2042	* *	1		
Conduit	10%	2052	* *	1		
Panelboards						
Fused Disc Sw	5%	2040	* *	5		
Molded Case Bkrs	95%	2040	* *	5	\$100	
Wiring						
Thermoplastic	100%	2042	* *	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5		

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 #: 30

Electrical	Current Repair	Future Repl	Future Replacement Mainte		aintenance	enance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Fround								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$100			
ighting								
Interior Lighting								
Fluorescent	10%	2037	* *	10	\$400			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location: Staircases And	Basement						
LED	90%	2040	* *					
Egress Lighting								
Emergency, Battery	50%	2037	* *	10	\$500			
Exit, Service	50%	2037	* *	1				
Exterior Lighting								
LED	20%	2037	* *					
No Component	80%							
Marm								
Security System								
No Component	80%							
Generic	10%	2027	\$700	1	\$200			
	Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Exit Doors						
	Explanation: Intrusion A	larm And Motion Sensor						
Generic	10%	2037	* *	1	\$200			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Inside And Outside							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2037	* *	1-3	\$700			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Throughout Th							
	Explanation: Bell, Horn,	Smoke Detector, Pull Box Ar	nd Fire Alai	m Panel				

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

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 #: 30

Mechanical	echanical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	100%	2037	* *	1	\$1,300	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Split Unit	100%	2032	\$92,800			
	Other Observation, Exter		: 100%			
	Location: Basement, 1s				D. D. G.	
	•	isers On The Roof . 3 Air	Handling Units O	n Each I	Gloor. Refrigerant	
Distribution	Piping Missing Insulati	оп Оп Коој .				
Distribution Ductwork/Diffusers	100%	LIFE	* *	2	\$5,200	
Ventilation	10070	LIFE			\$3,200	
Exhaust Fans						
Wall Unit	10%	2032	\$200	2		
wan Omi	Other Observation, Exter		·	2		
		tchen And 2nd Floor Ba				
		Fan In 1st Floor Kitcher		athroom.		
No Component	90%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2030	\$16,700	2		
Sanitary Piping						
Cast Iron	98%	LIFE	* *	1		
Cast Iron	2%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2042	* *	1-2	\$100	
	No Backflow Preventer, I	Extent : Light, Area Affec	cted : 100%			
	Location: Basement					

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.

Page: 36

Print Date: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

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 : CHILDREN'S SERVICES

Date of Survey : 23-Sep-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3498 Lot : 8 BIN : 3378202

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,367,100	\$268,900
Interior Architecture	\$260,500	\$3,876,300
Electrical		\$2,393,100
Mechanical		\$779,900
Site Enclosure	\$333,400	
Total	\$2,961,000	\$7,318,300
Importance Code A	\$2,367,100	\$458,800
Importance Code B	\$165,200	\$6,859,500
Importance Code C	\$428,700	
Total	\$2,961,000	\$7,318,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$145,400			
Interior Architecture	\$241,400	\$10,100		\$9,100
Electrical	\$38,500	\$23,400	\$19,900	\$22,200
Mechanical	\$40,900	\$13,100	\$26,700	\$14,300
Site Enclosure	\$1,300			
Site Pavements	\$13,700			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$495,700	\$61,100	\$61,000	\$60,000
Importance Code A	\$151,600	\$6,500	\$6,200	\$6,200
Importance Code B	\$233,900	\$54,600	\$54,800	\$53,800
Importance Code C	\$110,300			
Total	\$495,700	\$61,100	\$61,000	\$60,000



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	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	100/ 0.2 0.45.200	11PP **	-	#01.000	
Cast Stone/Terra Cotta	10% 0-2 \$45,300 Cracking/Crumbling, Extent: Light, Art Location: Throughout Staining/Discoloring, Extent: Moderate	-	5	\$91,000	
	Location: Throughout				
Masonry: Brick	80% Now \$149,900 Horizontal Cracks, Extent: Moderate, A Location: Throughout Vertical Cracks, Extent: Severe, Area A Location: Throughout		5	\$93,200	
	Water Penetration, Extent : Moderate, A	1rea Affected : 10%			
	Location : Gymnasium Clerestory				
Metal Panel	5% Now \$7,500 Deformed/Dented, Extent: Light, Area Location: Throughout	2052 * * * Affected : 10%	5	\$10,900	
Metal: Cage/Fence	5% Now \$32,600 Corrosion/Rusting, Extent: Light, Area Location: Throughout Deformed/Dented, Extent: Light, Area Location: Throughout		5	\$12,700	
Windows	Location : Intoughout				
Metal/Detention Type	100% Now \$1,830,500 Deteriorated Finish, Extent: Moderate, Location: Throughout	2042 ** Area Affected : 60%	5	\$31,500	
Parapets					
Cast Stone/Terra Cotta	75%	LIFE **	5	\$84,800	
Metal Rail	15% 4+ \$7,200 Corrosion/Rusting, Extent : Light, Area Location : Throughout	2037 ** Affected : 10%	5	\$15,500	
Pre-Cast Concrete	10% 0-2 \$5,800 Water Penetration, Extent : Moderate, A Location : Gymnasium	LIFE ** Area Affected : 10%	5	\$9,200	

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 Maintenance							
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Metal Panel	30% Water Peneti Location :	ration, Ex	\$114,000 tent : Moderate, A	2045 Area Affed	* * cted : 20%			
	Location:	Gymnasiu	tent : N/A, Area A um ng Seam Metal Ro		100%			
Metal Panel	Location:	Througho vation, Ex	tent : Light, Area			10	\$12,200	
Single Ply Membrane	Explanation 17% Ponding, Explanation :	2-4 tent : Ligh	\$45,400 at, Area Affected :	2037 10%	**			
Single Ply Membrane Skylight, Plastic	43% 5%	4+ uded, Exte	\$215,300 ant : Moderate, Ai	2037 2037 rea Affect	** ** ed : 100%	10 1	\$57,400	
Soffits								
Alum/Vinyl Siding Cast in Place Concrete	40% 60% Paint Peelin Location:	_	\$1,600 Light, Area Affeonissions	2052 LIFE cted : 15%	* * * *	10 5	\$100 \$2,700	
nterior								
Floors Cast in Place Concrete	10% Cracking/Cr Location:	_	\$26,900 Extent : Moderate	LIFE e, Area A <u>f</u>	* * Fected : 5%	5	\$35,400	
Ceramic Tile	20% Cracking/Cr Location:	_	\$89,200 Extent : Moderate ut	2041 e, Area A <u>f</u>	* * fected : 10%	5	\$16,200	
Quarry Tile	5% Cracking/Cr Location:	_	\$29,100 Extent : Light, Ard d Kitchen	2037 ea Affecte	* * d : 10%	5	\$6,100	
Sheet Vinyl/Rubber	10% Worn/Eroded Location:		\$20,700 Light, Area Affec ut	2032 eted : 10%	\$1,034,600	5	\$12,100	
Traffic Topping	10%			2032	\$754,600	5	\$20,200	
Vinyl Tile	Broken/Miss Location : Cracking/Cr	Basement umbling,	\$21,800 nts, Extent : Ligh Extent : Moderate . Corridors, And 2	e, Area A <u>f</u>	fected : 5%	3	\$3,000	
Vinyl Tile	40%			2032	\$1,747,300	3	\$32,400	

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	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile			\$34,900	2041	**	5	\$3,200	
	-	Trumbling, Through	Extent : Light, Are out	ea Affecte	ed : 30%			
Concrete Masonry Unit	40%	0-2	\$95,300	LIFE	* *	5	\$20,800	
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 20%			
Glass: Single Pane	5%	4+	\$38,500	LIFE	* *	5	\$4,900	
Ç	_	oken/Crac : Through	ked, Extent : Light, out	, Area Af	fected : 20%			
Gypsum Board	40%	Now	\$14,200	LIFE	* *	5	\$31,200	
71		:/Impact D : Child Aa	amage, Extent : Lig	ght, Area	Affected: 2%			
Plaster	5%	Now	\$7,700	LIFE	* *	5	\$1,900	
	Location		xtent : Moderate, 2 out Bathrooms y Finish	Area Affe	cted : 100%			
Ceilings								
AcousTileConcealSpLn	_	4+ Crumbling, : Through	\$6,400 Extent : Light, Are out	2045 ea Affecte	* * ed : 10%	5	\$5,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$76,000	LIFE	**		Ψ=,ε σ σ	
1		etration, E. : Gymnasi	xtent : Light, Area	Affected	: 20%			
Gypsum Board	-	0-2 Crumbling, : Through	\$33,200 Extent : Moderate	LIFE , Area Aj	** ffected : 5%	5	\$121,400	
	Water Pen	etration, E.	xtent : Moderate, A r Sprinkler Holes	lrea Affe	cted : 10%			
Metal Panel	15%			LIFE	* *	5	\$30,400	
Site Enclosure							•	
Fence/Gates								
Chain Link	60%			2052	* *			
Iron Picket	25%			2067	* *			
Metal Panel	15%	4+	\$1,300	LIFE	* *			
		_	xtent : Light, Area unel Gates	Affected	: 5%			

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	Futui	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit		·=	\$112,600	2042	*	*		
	Cracking/	Crumbling,	Extent : Light, Are	a Affecto	ed : 5%			
	Location	: Interior	Face Of Perimeter	Wall				
	Joint Mor	tar Miss/Er	od, Extent : Light,	Area Aff	ected : 5%			
	Location	: Interior	Face Of Perimeter	Wall				
Masonry: Brick	40%	Now	\$220,800	2042	*	*		
·	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	ı : NYPD G	ate Entry					
	Other Obs	ervation, E	Extent : Moderate, A	1rea Affe	ected : 15%			
	Location	i : Through	out Extrerior Wall					
	Explana	tion : Efflo	rescence					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	*	*		
Parking/Driveway								
Asphalt	100%	Now	\$13,700	2041	*	*		
	Cracking/	Crumbling,	Extent : Light, Are	a Affecto	ed : 5%			
	Location	i : Drivewa	y, Loading Dock Ai	ıd Parki	ng Lot			
	Potholes,	Extent : Lig	ght, Area Affected :	5%				
	Location	: Loading	Dock					
Activity Yard								
Cast in Place Concrete	50%			2045	*	*		
Pavers/Stone	50%			2041	*	*		

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2042	* *	5	\$700	
	Other Observation, Extent : N/A, Are Location : Electrical Room					
	Explanation: Two Main Service Di	sconnect Sw	vitches Rated At 40	000 Ampe	res Each.	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2042	* *	5	\$3,300	
	Other Observation, Extent: N/A, Are Location: Electrical Room Explanation: Four Vertical Section		100%			
Raceway	Explanation . Four vertical Section	3				
Conduit	100%	2042	* *	1		
Panelboards						
Fused Disc Sw	5%	2040	* *	5	\$100	
Molded Case Bkrs	95%	2040	* *	5	\$3,100	
Wiring						
Thermoplastic	100%	2042	* *	1		

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 Repa	ir Futur	Future Replacement		aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Motor Controllers							
Locally Mounted	10%	2037	* *	5	\$100		
Motor Control Center	90%	2037	* *	5	\$3,100		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,800		
Stand-by Power							
Transfer Switches							
Automatic	100%	2037	* *	1	\$38,500		
Generators							
Diesel	100%	2035	\$106,100	1	\$48,400		
	Other Observation, Exten	t : N/A, Area Affected :	100%				
	Location : Generator Re	oom					
	Explanation : Emergeno	y Generator Rated At I	250 Kilowatts				
Batteries							
Nickel Cadmium	100%	2026	\$2,400	5	\$27,900		
Fuel Storage							
Main Tank	100%	2047	* *	5			
	Other Observation, Exten Location : Generator Re		100%				
	Explanation: 275 Gallo	ns Rated Capacity					
Lighting							
Interior Lighting							
Fluorescent	50%	2032	\$928,700	10	\$57,300		
	Other Observation, Exten		100%				
	Location : Hallways, Lo	bby, Inmates Rooms					
	Explanation: Compact	Fluorescent Lights					
Fluorescent	10%	2032	\$185,700	10	\$11,500		
	Other Observation, Exten	t : N/A, Area Affected :	·				
	Location : Offices						
	Explanation : T-5 Lamp	S					
Fluorescent	40%	2032	\$743,000	10	\$45,900		
Tuorescent	Other Observation, Exten			10	Ψ 13,500		
	Location : Basement						
	Explanation: T-8 Lamp	5					
Egress Lighting		-					
Emergency, Service	50%	2032	\$37,600	1			
Exit, LED	50%	2047	**	1			
Exterior Lighting		2017					
	30%	2040	* *				
LED	3 U%0	/ () 					

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 #: 4382

Electrical	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY		vcle Estimated Cost vrs)	Priority
larm					
Security System					
No Component	10%				
Generic	90%	2040	* *	1 \$42,000	
	Other Observation, Extent: N/A	, Area Affected : 1009	%		
	Location : Lobby, Hallways, In	ımates Room, Outside	e Perimeter		
	Explanation : CCTV Surveilla	nce Cameras			
Fire/Smoke Detection					
Generic, Analog	100%	2032	\$314,900 1	-3 \$79,400	
	Other Observation, Extent: N/A	, Area Affected : 1009	%		
	Location : Throughout The Bu	ilding			
	Explanation : Strobe Lights, M Horns	Ianual Pull Stations, A	Alarm Bells, Smok	e Detectors And	

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	80%			2052	* *	1			
Interruptible Gas/Dual	20%			2052	* *	1			
<u>Fuel</u>									
Conversion Equipment									
Furnace	50%			2032	\$189,900	1	\$30,900		
			Extent : N/A, Area A	ffected :	100%				
	Location	v							
			ooftop Package Un						
Furnace	30%			2040	* *	1	\$18,500		
		Other Observation, Extent: N/A, Area Affected: 100%							
	Location								
			oftop Package Unit	S					
Hot Water Boiler	20%			2037	* *	1	\$12,400		
	Other Obs	servation, E	Extent : Light, Area	Affected	<i>: 100%</i>				
	Location	ı : Basemer	ıt						
	Explana	tion : 2 Du	al Fuel Hot Water I	Boilers.	No.1 Unit Has Sch	eduled T	o Be Replaced.		
Distribution									
Hot Wtr Piping/Pump	20%			2040	* *	4	\$1,200		
No Component	80%								
Terminal Devices									
Convector/Radiator	15%			2037	* *	1	\$6,100		
Unit Heater - Steam	5%			2032	\$34,700	4	\$600		
No Component	80%								
Air Conditioning									
Energy Source									
Electricity	100%			2048	* *	1			

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 Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Conversion Equipment	150/ 0.2	¢15 400	2022	¢207.700	2	\$000		
Ext Pkg Unit - Heating/Cooling	15% 0-2	\$15,400	2032	\$307,700	2	\$900		
	Other Observation, E	Extent : Moderate, 2	Area Affe	cted : 50%				
	Location: Roof							
	Explanation: R-22	Refrigerant. Ineffic		-				
Ext Pkg Unit - Heating/Cooling	65%		2040	* *	2	\$5,000		
	Other Observation, E	Extent : N/A, Area A	lffected :	100%				
	Location: Roof							
	Explanation: R-41	0a						
No Component	20%							
/entilation								
Distribution	1000/					# < 0 - 0 ÷		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$69,700		
Exhaust Fans	200/ 37	4. - 00		4. - 400	_	4.00		
Roof	20% Now	\$4,700	2032	\$47,400	2	\$600		
	Not in Service, Exten	t : Severe, Area Aff	ected : 2	0%				
	Location: Roof	7	100	1 700/				
	Other Observation, E	extent : Severe, Are	а Ајјесте	a:/0%				
	Location : Roof Explanation : Urge	nt Enhaust Esna De	main Ia E	laguinad Cinaa Duil	dina Ia I	Inclosed Air		
	Ventilation Relies C		epair 1s K	едитеа ѕіпсе вин	aing is E	mciosea, Air		
Roof	30%		2040	* *	2	\$1,200		
Roof	50%		2032	\$118,400	2	\$1,900		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2042	* *	1			
Water Heater With Tanks								
Gas Fired	100%		2030	\$16,700	2			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	1000/							
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	1000/		2026	#2 000		# 4.000		
Submersible	100%		2026	\$3,800	4	\$4,000		
Sewage Ejector(s)	1000/		2027	* *	4	¢5,000		
Electric	100%		2037		4	\$5,000		
Fixtures	1000/							
Generic	100%							
Vertical Transport Elevators								
Hydraulic	100%		LIFE	* *				
Trydraulic	Other Observation, I	Extent · N/A Area 4						
	Location: 1 Freigh				er Unit	From 1st To 3rd		
	Floor	. Omi I rom Busem	10 JI	a i voor, i i usseng	, 011111	5 15. 10 514		
	Explanation : Two	T T:4-						

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 Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2042	* *	1-2	\$35,000	
Fire Pump						
Generic	100%	2035	\$116,600	1	\$23,300	
Chemical System						
No Component	98%					
Generic	2%	2027	\$1,000	1-3	\$4,500	
	Other Observation, Extent: N/A,	Area Affected :	100%			
	Location: Kitchen					
	Explanation: 2 Sets					

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.

Page: 45

Print Date: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

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

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

Area Sq Ft : 100,204 Project Type : CHILDREN'S SERVICES

Date of Survey : 31-Jul-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2276 Lot : 1 BIN : 2000133

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$523,800	\$204,500
Interior Architecture	\$1,140,300	\$141,500
Electrical	\$91,000	\$1,832,700
Mechanical	\$1,428,200	\$2,678,600
Site Enclosure	\$838,000	
Site Pavements	\$629,800	
Total	\$4,651,100	\$4,857,400
Importance Code A	\$748,400	\$556,000
Importance Code B	\$2,767,800	\$4,301,400
Importance Code C	\$1,134,800	
Total	\$4.651,100	\$4,857,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$78,400		\$48,100	
Interior Architecture	\$257,000		\$3,700	\$4,700
Electrical	\$21,600	\$16,300	\$17,700	\$20,600
Mechanical	\$378,900	\$121,500	\$128,100	\$312,900
Site Pavements	\$15,500			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$765,800	\$152,200	\$212,000	\$352,500
Importance Code A	\$78,700	\$2,400	\$50,800	\$2,400
Importance Code B	\$597,200	\$149,800	\$161,200	\$350,200
Importance Code C	\$89,900			
Total	\$765,800	\$152,200	\$212,000	\$352,500



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 #: 4383

rchitecture	Current R	tepair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick Cavity	65%		LIFE	* *	5	\$122,500	
Metal Sect. OHD	5%		2048	* *	5	\$14,700	
Metal: Cage/Fence	4%		2048	* *	5	\$16,500	
	Other Observation, Ex						
	Location : Perforate		eter Bal	conies			
	Explanation : Locati	ion Noted					
Metal: Cage/Fence	1%		2040	* *	5	\$4,100	
	Other Observation, Ex						
	Location: Enclosed	•	South Fa	cade			
	Explanation: Locati	ion Noted					
Pre-Cast Concrete	20% 0-2	\$26,700	LIFE	* *	5	\$61,300	
	Staining/Discoloring,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location : Througho	out					
Window Wall	5%		2055	* *	5	\$17,700	
	Other Observation, Ex	xtent : N/A, Area A	ffected :	100%		,	
	Location : At Main S	Staircase					
	Explanation : Locati	ion Noted					
Windows	*						
Metal/Detention Type	98% 0-2	\$462,500	2055	* *	5	\$23,900	
	Glazing Broken/Crack	ked, Extent : Sever	e, Area A	lffected : 25%			
	Location : Througho	out 1st Floor					
Metal Louvers	2%		2038	* *	10	\$1,700	
Parapets						. ,	
Masonry: Brick	10% 2-4	\$10,100	LIFE	* *	5	\$1,600	
•	Joint Mortar Miss/Ero	od, Extent : Moder	ate, Area	Affected : 25%			
	Location: 2nd Floor	r Staff Terrace					
Metal: Cage/Fence	10%		2048	* *	5-10	\$12,600	
Pre-Cast Concrete	80% 2-4	\$20,700	LIFE	* *	5	\$82,000	
	Cracking/Crumbling,	. ,		ed : 2%	J	\$02,000	
	Location : Various L	0					

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

5% Now Water Penetration, Ex Location: Corridor 20% Recent Repair Evident Location: Roof 10% Corrosion/Rusting, Ex Location: Througho Other Observation, Ex Location: Above Ba Explanation: Perfor 60% Now Water Penetration, Ex Location: Infirmary 5%	Below 2nd Floor t, Extent : N/A, Ar tent : Light, Area ut ctent : Moderate, A lconies rated Metal Screen \$17,200 tent : Severe, Area	Staff Terrace 2048 ea Affected: 100% 2040 Affected: 5% Area Affected: 100% 100% 100% 100% 100% 100% 100% 100	* * *	Cycle (Yrs)	Estimated Cost \$24,600	Priority
Water Penetration, Ex Location: Corridor 20% Recent Repair Evident Location: Roof 10% Corrosion/Rusting, Ex Location: Througho Other Observation, Ex Location: Above Ba Explanation: Perfor 60% Now Water Penetration, Ex Location: Infirmary 5%	tent: Moderate, A Below 2nd Floor t, Extent: N/A, Ar tent: Light, Area ut tent: Moderate, A lconies rated Metal Screen \$17,200 tent: Severe, Area	Area Affected: 5% Staff Terrace 2048 ea Affected: 100% 2040 Affected: 5% Area Affected: 100% as Affected: 2%	* * *		\$24,600	
Water Penetration, Ex Location: Corridor 20% Recent Repair Evident Location: Roof 10% Corrosion/Rusting, Ex Location: Througho Other Observation, Ex Location: Above Ba Explanation: Perfor 60% Now Water Penetration, Ex Location: Infirmary 5%	tent: Moderate, A Below 2nd Floor t, Extent: N/A, Ar tent: Light, Area ut tent: Moderate, A lconies rated Metal Screen \$17,200 tent: Severe, Area	Area Affected: 5% Staff Terrace 2048 ea Affected: 100% 2040 Affected: 5% Area Affected: 100% as Affected: 2%	* * *		\$24,600	
Recent Repair Evident Location: Roof 10% Corrosion/Rusting, Ex Location: Througho Other Observation, Ex Location: Above Ba Explanation: Perfor 60% Now Water Penetration, Ex Location: Infirmary 5%	tent : Light, Area ut ctent : Moderate, 2 lconies rated Metal Screen \$17,200 tent : Severe, Area	2040 Affected: 100% Affected: 5% Area Affected: 100% a Affected: 2%	**		\$24,600	
Corrosion/Rusting, Ex Location: Througho Other Observation, Ex Location: Above Ba Explanation: Perfor 60% Now Water Penetration, Ex Location: Infirmary 5%	ut ctent : Moderate, 2 lconies rated Metal Screet \$17,200 tent : Severe, Area	Affected : 5% Area Affected : 100% ns 2040 a Affected : 2%	Ó	10	\$24,600	
60% Now Water Penetration, Ex Location : Infirmary 5%	\$17,200 tent : Severe, Area	2040 a Affected : 2%	* *			
		Of Education Office	Areas			
		2048	* *	1		
100%		2048	* *	5	\$46,800	
3%		LIFE	* *	5	\$19,700	
25% 2-4 Worn/Eroded, Extent :		2044 Affected : 30%	* *	5	\$18,700	
45%		2051	* *	5	\$151,900	
0 0		2048 2, Area Affected : 109	**	5	\$2,300	
Location : Througho Worn/Eroded, Extent :	ut Moderate, Area A		**	3	\$14,100	
5 0/		LIDE	* *	10	¢17.400	
5% 0-2 Worn/Eroded, Extent :		2048 Affected : 10%	**	5	\$3,500	
25%		LIFE	* *	5	\$27,900	
Location : Various C	Common Rooms Th	hroughout	* *	1 5	\$46,100	
	45% 2% 0-2 Cracking/Crumbling, Location: Kitchen A 25% 0-2 Cracking/Crumbling, Location: Througho Worn/Eroded, Extent: Location: Througho 5% 0-2 Worn/Eroded, Extent: Location: Througho 25% 10% 55% 0-2 Cracking/Crumbling, Location: Various C Paint Peeling, Extent:	45% 2% 0-2 \$21,600 Cracking/Crumbling, Extent: Moderate Location: Kitchen Area 25% 0-2 \$303,500 Cracking/Crumbling, Extent: Moderate Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout 5% 5% 0-2 \$37,500 Worn/Eroded, Extent: Moderate, Area Location: Throughout Toilet And Sho 25% 10% 55% 0-2 \$21,000 Cracking/Crumbling, Extent: Moderate Location: Various Common Rooms To Paint Peeling, Extent: Moderate, Area	2% 0-2 \$21,600 2048 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Kitchen Area 25% 0-2 \$303,500 2040 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 40% Location: Throughout 5% LIFE 5% 0-2 \$37,500 2048 Worn/Eroded, Extent: Moderate, Area Affected: 10% Location: Throughout Toilet And Shower Rooms 25% LIFE 10% LIFE 55% 0-2 \$21,000 LIFE	45% 2051 ** 2% 0-2 \$21,600 2048 ** Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Kitchen Area 25% 0-2 \$303,500 2040 ** Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 40% Location : Throughout 5% LIFE ** 5% 0-2 \$37,500 2048 ** Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Throughout Toilet And Shower Rooms 25% LIFE ** 10% LIFE ** 20%	45% 2051 ** 5 2% 0-2 \$21,600 2048 ** 5 Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Kitchen Area 25% 0-2 \$303,500 2040 ** 3 Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 40% Location : Throughout 5% LIFE ** 10 5% 0-2 \$37,500 2048 ** 5 Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Throughout Toilet And Shower Rooms 25% LIFE ** 5 10% LIFE ** 5 10% LIFE ** 5 Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Various Common Rooms Throughout Paint Peeling, Extent : Moderate, Area Affected : 2%	45% 2051 ** 5 \$151,900 2% 0-2 \$21,600 2048 ** 5 \$2,300 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Kitchen Area 25% 0-2 \$303,500 2040 ** 3 \$14,100 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 40% Location: Throughout 5% LIFE ** 10 \$17,400 5% 0-2 \$37,500 2048 ** 5 \$3,500 Worn/Eroded, Extent: Moderate, Area Affected: 10% Location: Throughout Toilet And Shower Rooms 25% LIFE ** 5 \$27,900 10% LIFE ** 5 \$27,900 10% LIFE ** 5 \$46,100 Cracking/Crumbling, Extent: Moderate, Area Affected: 2% Location: Various Common Rooms Throughout Paint Peeling, Extent: Moderate, Area Affected: 2%

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 l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings AcousTile,Adhered	Location Worn/Ero	r/Impact D 1 : Through ded, Extent	: Moderate, Area A			5	\$11,200	
		ı : Through	out	20.40	* *		ΦΠ 500	
AcousTileSusp.Lay-In Exposed Struc: Concrete Exposed Struc: Steel	10%		0.44.000	2048 LIFE LIFE	* *	5 5-10 10	\$7,500 \$37,500 \$30,000	
Gypsum Board	_	Crumbling,	\$44,800 Extent : Moderate strance Lobby And	-	-	5	\$65,600	
Metal Panel			extent : Light, Area . Rooms	LIFE Affected	* *	5	\$56,200	
Site Enclosure								
Fence/Gates Chain Link	100%			2055	* *			
Free Standing Walls Concrete Masonry Unit	Location Joint Mor	Crumbling, 1 : South Pe tar Miss/Er	\$285,200 Extent : Moderate erimeter Wall rod, Extent : Moder cence On South Per	ate, Ared	a Affected : 25%			
Masonry: Brick	Location Joint Mor	Crumbling, 1 : Various tar Miss/Er	\$419,300 Extent: Severe, And Locations At Brook Food, Extent: Moder tence Along Westch	And We ate, Ared	stchester Avenues a Affected : 40%			
Retaining Walls								
Cast in Place Concrete Site Pavements	Location Other Obs	Crumbling, 1 : Along W servation, E	\$133,500 Extent: Moderate Vestchester Avenue Extent: N/A, Area A Free Standing Wall tion Noted	ffected :	100%			

Site Pavements

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.

Page: 49

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

Asset #: 4383

rchitecture	Current Repair	Future Replacemen	ent Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)		Priority
te Pavements					
Public Sidewalk					
Cast in Place Concrete	100% 0-2 \$199,500	2046	* *		
	Cracking/Crumbling, Extent: Moderate,				
	Location: Throughout	1.00			
	Misaligned/Bulging, Extent : Severe, Are Location : Brook Avenue Near Tree				
	Sinking/Subsiding, Extent: Moderate, Ar Location: Along Westchester Avenue				
	Spalling, Extent : Moderate, Area Affecte Location : Along Brook Avenue	ed : 25%			
On-Site Walkways					
Cast in Place Concrete	60%	2046	* *		
	Cracking/Crumbling, Extent : Light, Area Location : North And Northeast Perime				
Pavers/Stone	40% 0-2 \$319,600	2044	* *		
	Cracking/Crumbling, Extent: Severe, Ard Location: North Patio	ea Affected : 30%			
	Joint Mortar Miss/Erod, Extent : Light, A Location : Courtyard And North Patio	Area Affected : 2%			
Parking/Driveway	·				
Asphalt	90% 0-2 \$110,700	2044	* *		
	Cracking/Crumbling, Extent: Moderate, Location: South Driveway And Parking	**			
	Misaligned/Bulging, Extent: Moderate, A	-			
	Location: South Driveway And Parking				
Cast in Place Concrete	10%	2048	* *		
	Other Observation, Extent : N/A, Area Af	ffected : 100%			
	Location : Loading Dock Area				
	Explanation: Location Noted				
Activity Yard					
Asphalt	50% 2-4 \$9,500 Cracking/Crumbling, Extent : Moderate,	2044	* *		
	Location: Basketball Court				
Cast in Place Concrete	50% 4+ \$6,000	2048	* *		
	Cracking/Crumbling, Extent : Light, Area Location : Throughout	a Affected : 10%			

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

Service Equipment

Air Circuit Breaker 100% 2045 ** 5 \$500

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

Location : Electrical Room

Explanation: Two 4,000 Ampere Main Disconnect Switches

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 Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard				_		
Air Circuit Breaker	40%	2045	* *	5	\$200	
Molded Case Bkrs	60%	2045	* *	5	\$1,600	
Raceway Conduit	1000/	2045	* *	1		
Panelboards	100%	2045		1		
Molded Case Bkrs	100%	2043	* *	5	\$2,600	
Wiring	10070	2043			Ψ2,000	
Thermoplastic	100%	2045	* *	1		
Motor Controllers	10070					
Locally Mounted	5%	2033	\$15,900	5		
Locally Mounted	10%	2048	**	5	\$100	
Motor Control Center	85%	2040	* *	5	\$2,300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,900	
Stand-by Power						
Transfer Switches	1000/	2022	¢27,000	1	¢20.000	
Automatic	100%	2033	\$26,800	1	\$30,800	
Generators Diesel	100%	2031	\$106,100	1	\$38,800	
Diesei		2031 ent : N/A, Area Affected :		1	\$30,000	
	Location : Outdoor E		100/0			
		200 Kilowatts Rated Capa	ıcitv			
Batteries		1	,			
Lead/Acid	100%	2029	\$2,400	5	\$3,700	
Fuel Storage						
Day Tank	100%	2043	* *	5		
		ent : N/A, Area Affected :	100%			
	Location : Inside Gen					
.	Explanation: One 27.	5 Gallon Capacity				
Lighting Lighting						
Interior Lighting Fluorescent	59%	2030	\$878,500	10	\$54,200	
ruorescent		Extent : Light, Area Aff		10	\$34,200	
	Location: Throughou		. 10070			
Fluorescent	40%	2030	\$595,600	10	\$36,800	
	Compact Fluorescent L Location : Throughou	ight, Extent : Light, Area t The Building	Affected : 100%			
LED	1%	2043	* *			
		ent : N/A, Area Affected :	100%			
Egress Lighting		<u> </u>				
Emergency, Service	45%	2030	\$27,100	1		
Emergency, Battery	5%	2040	* *	10	\$1,200	
Exit, Service	50%	2030	\$21,100	1		

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	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
Fluorescent	1%	2030	\$3,900	10	\$100			
	Compact Fluorescent Light,	Extent : Light, Area Aj	ffected : 100%					
	Location: Main Entrance	Canopy						
LED	9%	2040	* *					
No Component	90%							
Alarm								
Security System								
Generic	90%	2040	* *	1	\$33,700			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The	Building						
	Explanation : CCTV Surve	illance System						
Generic	10%	2040	* *	1	\$3,700			
	Other Observation, Extent:	N/A, Area Affected : 10	00%					
	Location : Roof							
	Explanation : Intrusion Ald	arm System						
Fire/Smoke Detection	-	•						
Generic, Digital	100%	2030	\$252,400	1-3	\$63,600			

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	4%	2045	* *	1		
•	Other Observation, Extent: N/A, Area Affected: 100%					
	Location : Cafeteria, Loading Dock C	orridor				
	Explanation : Electric Heating					
Interruptible Gas/Dual Fuel	96%	2045	* *	1		
1 401	Other Observation, Extent: N/A, Area A	Iffected : 10	00%			
	Location: Court Yard - Underground	00				
	Explanation: One Tank 8,000 Gallons	. No.2 Fuel	l			

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment Hot Water Boiler	24% 0-2 \$74,900 Other Observation, Extent : Moderate, Location : Basement - Boiler Room	2033 Area Affect	\$249,600 ted: 100%	1	\$10,700	
Hot Water Boiler	Explanation: Outdated Unit 24% Now \$149,700 Unit Inoperable, Extent: Severe, Area Location: Basement - Boiler Room Other Observation, Extent: N/A, Area Location: Basement - Boiler Room			1	\$10,700	1
Radiant Heater	Explanation : Outdated Unit 4%	2030	\$101,900	2	\$1,900	
No Component	Other Observation, Extent: N/A, Area Location: Cafeteria, Loading Dock (Explanation: Electric Unit Heaters / 48%	Corridor				
rvo Component	Other Observation, Extent: N/A, Area Location: Roof Explanation: Packaged Rooftop Unit Under Air Conditioning			tion Load	ds, Reported	
Distribution Hot Wtr Piping/Pump	100% Other Observation, Extent: N/A, Area Location: Throughout Explanation: Perimeter Hydronic He		\$111,300 00%	4	\$7,400	
Terminal Devices						
Convector/Radiator Unit Heater - Hot Water	90% 10% Other Observation, Extent: N/A, Area Location: Basement, Stairs Explanation: Supplemental Heating	2033 2030 Affected : 1	\$374,500 \$30,200	1	\$29,100	
Controls						
Digital	50% Now \$438,500 Broken, Extent : Severe, Area Affected Location : Throughout	2033 : 100%	\$730,800			
Pneumatic	50% Now \$295,100 Broken, Extent : Severe, Area Affected . Location : Throughout	2036 : 100%	* *			
Air Conditioning	-					
Energy Source Electricity	100%	2043	* *	1		

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

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	42% Now	\$138,100	2030	\$690,600	2	\$2,100	
neumig coming	Malfunctioning, Exto Location: Roof Noisy/Vibrating, Ext						
	Location : Roof R-22 Refrigerant, Ex Location : Roof. 5		ffected :	100%			
Ext Pkg Unit - Heating/Cooling	33%		2043	* *	2	\$2,000	
	R-410a Refrigerant, Location: Roof. 4 Recent Installation, Location: Roof. 4	Aaon Units Extent : N/A, Area A					
Ext Pkg Unit - Heating/Cooling	15%		2040	* *	2	\$900	
	R-410a Refrigerant, Location : Roof. 2		ı Affectea	! : 100%			
Ext Pkg Unit - Heating/Cooling	8% Now	\$13,200	2040	* *	2	\$400	
	Malfunctioning, Ext Location: Roof. U		a Affected	a : 100%			
	R-410a Refrigerant, Location: Roof. 1	Extent : Moderate,	Area Affe	ected : 100%			
Split Unit	2% R-410a Refrigerant, Location : Telecon	Extent : Light, Area 1 Room, Program Ai		**!: 100%			
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$88,500	
Exhaust Fans Interior	5% Now Broken, Extent : Mod Location : Baseme		2030 d : 100%	\$21,700	2	\$100	
Roof	45%		2030	\$85,500	2	\$1,400	
Roof	50%		2035	\$94,900	2	\$1,500	
Plumbing H/C Water Piping Brass/Copper	100%		2045	* *	1		
Sanitary Piping	10070		2043		1		
Cast Iron	100% 2-4 Corroded, Extent : L Location : Baseme		LIFE : 5%	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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

Mechanical	Current	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
lumbing	•		•				•
Sump Pump(s)							
Submersible	100%		2026	\$3,000	4	\$3,200	
Sewage Ejector(s)							
Electric	100%		2030	\$51,200	4	\$6,000	
Backflow Preventer							
Generic	100%		2035	\$43,700	1	\$6,100	
	Other Observation, I		ffected :	100%			
	Location : First Fl						
	Explanation : Back	kflow Preventer Loc	ated On	The First Floor Wa	iter Servi	ce Closet	
Fixtures							
Generic	100%						
Tankless Water Heater(POU)							
Gas Fired	70%		2034	\$66,400	2		
	Recent Installation,		!ffected :	100%			
	Location : Baseme						
	Other Observation,	· ·	ffected:	70%			
	Location : Baseme						
	Explanation: 2 Un	ıits					
Gas Fired	30%		2033	\$28,500	2		
	Other Observation, I		ffected :	100%			
	Location: Baseme						
	Explanation: 1 Un	nit					
Hot Water Storage Tank							
Generic	100%	T	2043	**	1		
	Recent Installation,		lffected :	100%			
	Location : Baseme		00 1	1000/			
	Other Observation,		ffected :	100%			
	Location : Baseme						
	Explanation : Five	Units, 200 Gallons					
ertical Transport							
Elevators	1000/		LIEE	* *			
Hydraulic	100% Other Observation, I	Extent : N/A Area A	LIFE				
		extent . WA, Area A asement To 2nd Flo		30/0			
)i				
ire Suppression	Explanation: 2 Un	ш					
Sprinkler							
Generic	100%		2045	* *	1-2	\$28,100	
Fire Pump	100/0		2073		1-2	Ψ20,100	
Generic	100%		2031	\$93,400	1	\$18,700	
Chemical System	100/0		2031	φ/3,π00	1	Ψ10,700	
Wet	100%		2028	\$318,800	1-3	\$1,857,900	
,,,,,	Other Observation,	Extent : N/A. Area A			1 3	Ψ1,037,700	
	Location : Kitchen		,, •				
	Locuiton . Kitchen						

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.

Page: 55

Print Date: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 126,000 Project Type : CHILDREN'S SERVICES

Date of Survey : 19-Dec-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Mez,Ph

Block : 962 Lot : 100 BIN : 1086515

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$822,000	\$156,500
Interior Architecture	\$826,500	\$385,700
Electrical	\$115,600	
Mechanical	\$3,752,800	\$4,647,100
Total	\$5,516,900	\$5,189,200
Importance Code A	\$905,900	\$156,500
Importance Code B	\$4,532,800	\$4,784,800
Importance Code C	\$78,200	\$248,000
Total	\$5,516,900	\$5,189,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$107,200	_		\$31,400
Interior Architecture	\$94,500	\$14,000		\$19,800
Electrical	\$20,500	\$23,600	\$25,200	\$21,100
Mechanical	\$105,500	\$39,800	\$80,900	\$52,600
Site Pavements	\$13,300			
Elevators/Escalators	\$38,400	\$38,400	\$38,400	\$38,400
Total	\$379,400	\$115,800	\$144,600	\$163,300
Importance Code A	\$107,200	\$5,600	\$6,000	\$37,300
Importance Code B	\$260,800	\$110,200	\$138,600	\$126,000
Importance Code C	\$11,400			
Total	\$379,400	\$115,800	\$144,600	\$163,300



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.

Asset #: 4372

rchitecture	Curr	ent Repair	Futu	re Replacement	M	aintenance	
vstem Component Type	% of Fail D Total (Yea	Date Estimated Co ars)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$43,700	
Masonry: Brick	65% Nov	. ,		* *	5	\$72,700	
	-	oling, Extent : Severe					
		cco Finish Over Bric		•			
		ss/Erod, Extent : Mo					
		Floor Facade On Ed					
	Staining/Discolo Location : On I	ring, Extent : Light, Penthouse	Area Affect	ed : 5%			
		on, Extent : Moderate	e. Area Affe	cted · 5%			
		Floor Courtyard Int	-		During .	Heavv Rain	
Masonry: Granite	5% 0-2	<u> </u>		**	5	\$4,200	
Wassing. Gramice		ss/Erod, Extent : Mo		a Affected : 10%	J	\$ 1,200	
		Floor Various Locati		3,5			
Masonry: Limestone	10%		LIFE	* *	5	\$8,400	
•		ring, Extent : Light,	Area Affect	ed : 25%			
	Location : Vari	ious Locations					
Metal Panel	15%		2054	* *	5-10	\$115,300	
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Peni	thouse Facade					
	Explanation : N	Metal Panels					
Windows							
Aluminum	95% Nov	. ,		**	5	\$25,500	
		ng, Extent : Severe, A					
		dow Sills On 2nd Th	rough 5th F				
Metal Louvers	5%		2043	* *	10	\$16,800	
Parapets							
Cast Stone/Terra Cotta	20% Nov	+,		* *	5	\$20,300	
		ss/Erod, Extent : Mo	derate, Ared	a Affected : 15%			
		ow Coping Stones					
Masonry: Brick	80% 2-4	+ -)		* *	5	\$10,500	
		ss/Erod, Extent : Mo	derate, Ared	a Affected : 10%			
	Location : Para	apet Wall					

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 #: 4372

Architecture	(Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$12,600	2039	* *			
	Miss/Damag	ed Flashi	ngs, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location:	Section O	ver 6th Floor At S	outheast	Corner			
	Vegetation G	Growth, Ex	tent : Moderate, A	1rea Affe	cted : 2%			
			ver 6th Floor At S					
Metal Panel	50%	Now	\$7,700	2047	* *			
	Broken/Miss	ing Eleme	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
	Location:	Penthouse	Roof					
	Water Peneti	ration, Ex	tent : Moderate, A	rea Affe	cted : 2%			
	Location:	Over Gen	erator At Flue Pe	netration	!			
Modified Bitumen	40%	Now	\$23,300	2039	* *			
	Miss/Damag	ed Flashi			ea Affected : 10%			
	Location :		-	ĺ	33			
		_	tent : Moderate, A	rea Affe	eted : 5%			
	Location:			55				
Soffits								
Glass: Special Gauge	100%			LIFE	* *	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 #: 4372

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors	150/		2022	¢492.700	2	£42.000	
Carpet	15% Worn/Eroded, Extent Location : Auditori		2033 eted : 5%	\$483,700	3	\$42,000	
Cast in Place Concrete	5% 0-2 Cracking/Crumbling Location: Mechani		LIFE e, Area A <u>f</u>	* * fected : 10%	5	\$20,400	
Ceramic Tile	5% 0-2 Joint Mortar Miss/En Location : Toilet Ro		2043 rate, Area	* * Affected : 45%	5	\$4,700	
Cork Tile	6% Now Broken/Missing Elen Location: Multiple Worn/Eroded, Extent Location: Multiple Other Observation, E Location: Multiple Explanation: Adhe	Offices On 5th Flo : Severe, Area Affe Offices On 5th Flo Extent : Severe, Are Offices On 5th Flo	oor ected : 25 oor a Affected	%	5	\$4,900	
Granite Panels	4% 0-2 Cracking/Crumbling Location: Through		LIFE ea Affecte	** ed:10%	5	\$5,600	
Sheet Vinyl/Rubber	4%		2039	* *	5	\$11,200	
Vinyl Tile	61% Now Broken/Missing Elem Location: Corrido		2039 lerate, Ar	**	3	\$42,700	
	Loose/Delam Surface Location: Corridor Patching Evident, Ex Location: Corridor Worn/Eroded, Extent Location: Corridor	rs, Cubical Areas E tent : Light, Area A rs, Cubical Areas : Moderate, Area A	Below Off Affected :	ice Chairs 15%			
Interior Walls	-0.4			ata ata	_	A =	
Concrete Masonry Unit	5%		LIFE	* *	5	\$7,600	
Glass: Single Pane	5%	¢70.200	LIFE	* *	5	\$14,300	
Gypsum Board	75% 0-2 Broken/Missing Elen Location: Corners Other Observation, E Location: Corners Explanation: Impa	In Basement Corre Extent : Moderate, 2 In Basement Corre	idors Area Affe idors	ea Affected : 5% cted : 5%	5	\$171,700	
Masonry Priok	10%	ci Damage, Missin	LIFE	**			
Masonry: Brick Wood	5%		LIFE	* *	5	\$76,300	

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.

Asset #: 4372

Architecture	Current	Repair	Future	Replacement	M	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings		***			_		
AcousTileSusp.Lay-In	Water Penetration, I Location: 6th Floo	Locations Through Extent : Moderate, A	out, Room	605	5	\$56,000	
Exposed Struc: Steel	10%		LIFE	* *			
Gypsum Board	15%		LIFE	* *	5	\$35,000	
Masonry: Infill Arch	5%		LIFE	* *			
	Other Observation,		ffected : 1	100%			
	Location: Hyphen						
	Explanation: Terr	a Cotta Archs					
Metal Panel	5%		LIFE	* *	5	\$11,700	
Wood	5%		LIFE	* *	5	\$81,700	
ite Enclosure							
Fence/Gates Iron Picket	100%		2069	* *			
Hon Ficket	Corrosion/Rusting, I	Extent : Light Area					
	Location : Base Of	-	лујестей.	570			
Free Standing Walls		1 0,,00					
Masonry: Fieldstone	100%		2054	* *			
<i>y</i>	Other Observation, Location: Main El			100%			
	Explanation: Mate	erial Is Granite Pan	el				
Retaining Walls							
Cast in Place Concrete	90%		2069	* *			
Masonry: Fieldstone	10%		2054	* *			
	Other Observation, Location: Main Ed	ntrance		100%			
	Explanation : Mate	erial Is Granite Pan	el				
ite Pavements							
Public Sidewalk Cast in Place Concrete	100%		2047	* *			
On-Site Walkways	10070		20 7 /	•			
Cast in Place Concrete	50%		2047	* *			
Masonry: Granite	50% 4+	\$11,400	LIFE	* *			
iviasomy. Gramie	Joint Mortar Miss/E	·		Affected : 5%			
	Location : Steps						
Activity Yard							
Rubber Matting	100% Now Ponding, Extent: M Location: 2nd Flo Other Observation, Location: 2nd Flo	or Courtyard Extent : Moderate, 2		\$9,900 ted: 5%			
	Explanation: Curl						

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 #: 4372

Component Type	
Service Equipment Fused Disc Sw	Cost Priority
Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Explanation: The Service Equipment Includes 4,000 Ampere Switches And One 3,000 Ampere Switch Transformers	5500
Dry Type	
Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: The Transformers System Include Four 45 Kilovolt Amperes Step Up Transformers For Elevators. Switchgear / Switchboard Fused Disc Sw 100% 2054 ** 5 \$ Raceway Conduit 100% 2054 ** 1 Panelboards Fused Disc Sw 20% 2050 ** 5 \$ Molded Case Bkrs 80% 2050 ** 5 \$ \$ Wiring Thermoplastic 100% 2054 ** 1 ** Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** 5 \$	
Switchgear / Switchboard Fused Disc Sw 100% 2054 ** 5 \$ \$ \$ \$ \$ \$ \$ \$ \$	3500
Switchgear / Switchboard Fused Disc Sw 100% 2054 ** 5 \$ Raceway Conduit 100% 2054 ** 1 Panelboards Fused Disc Sw 20% 2050 ** 5 \$ Molded Case Bkrs 80% 2050 ** 5 \$2 Wiring Thermoplastic 100% 2054 ** 1 Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** 5 \$	
Fused Disc Sw 100% 2054 ** 5 \$ Raceway Conduit 100% 2054 ** 1 Panelboards Fused Disc Sw 20% 2050 ** 5 \$ Molded Case Bkrs 80% 2050 ** 5 \$2 Wiring Thermoplastic 100% 2054 ** 1 Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** 5 \$	
Conduit 100% 2054 ** 1 Panelboards Fused Disc Sw 20% 2050 ** 5 \$ Molded Case Bkrs 80% 2050 ** 5 \$2 Wiring Thermoplastic 100% 2054 ** 1 Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** 5 \$	5500
Panelboards Fused Disc Sw 20% 2050 ** 5 \$ Molded Case Bkrs 80% 2050 ** 5 \$2 Wiring Thermoplastic 100% 2054 ** 1 Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** 5 \$	
Fused Disc Sw 20% 2050 ** 5 \$ Molded Case Bkrs 80% 2050 ** 5 \$2 Wiring Thermoplastic 100% 2054 ** 1 Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** **	
Molded Case Bkrs 80% 2050 ** 5 \$2.5 Wiring Thermoplastic 100% 2054 ** 1 Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** 5 \$	
Wiring 2054 ** 1 Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 ** 5 \$	6600
Thermoplastic 100% 2054 * * 1 Motor Controllers Locally Mounted 60% 2047 * * 5 \$ Variable Frequency 40% 2047 * * *	,700
Thermoplastic 100% 2054 * * 1 Motor Controllers Locally Mounted 60% 2047 * * 5 \$ Variable Frequency 40% 2047 * * *	
Motor Controllers Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 **	
Locally Mounted 60% 2047 ** 5 \$ Variable Frequency 40% 2047 **	
Variable Frequency 40% 2047 **	5500
Drive	
Ground	
Grounding Devices	
	,900
Other Observation, Extent : Light, Area Affected : 100%	
Location: Basement	
Explanation: The Ground Connection Is Located In The Steam Room.	
Stand-by Power	
Transfer Switches	900
Automatic 10070 2047 1 \$30,	,800
Generators Diesel 100% 2043 ** 1 \$48	900
Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse	
Explanation : The Diesel Generator Is Rated 500 Kilovolt Amperes. It Is In Good Cond Load Banks Are Used For Generator Testing.	ition.
Batteries	
	,700
Other Observation, Extent : Light, Area Affected : 100%	
Location: 6th Floor	
Explanation: Penthouse	

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 #: 4372

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Fuel Storage	200/	2050 **	-		
Day Tank	30% Other Observation, Extent : Light, Are	2030	5		
	Location : Penthouse	a Affectea . 100%			
	Explanation: The Day Tank Is Rated	l 200 Gallons			
Main Tank	70%	2062 **	5		
Wani Tank	Other Observation, Extent : Light, Are		3		
	Location: Basement	3,5			
	Explanation: The Main Tank Is Rate	ed 2,000 Gallons.			
Lighting					
Interior Lighting					
Fluorescent	10%	2039 **	10	\$11,600	
	Compact Fluorescent Light, Extent : N	Aoderate, Area Affected : 100	0%		
	Location : Corridors All Floor				
Fluorescent	90%	2039 **	10	\$104,000	
	Motion Sensors in Use, Extent: Light,	Area Affected : 100%			
	Location: Throughout				
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout	i, Area Affectea : 100%			
	Other Observation, Extent : Light, Are	a Affactad : 100%			
	Location: Throughout The Building	a Affeciea . 100%			
	Explanation: Some Lights Are Contr	rolled With A Daylighting Co	ntrol Sys	tem	
Egress Lighting	Explanation . Some Eights The Conti	onca min a Dayngming Co	niroi sys	iem.	
Emergency, Service	50%	2039 **	1		
Exit, Service	50%	2039 **	1		
Exterior Lighting					
LED	20%	2042 **			
No Component	80%				
Lightning Protection					
Arresters/Cabling	1000/	2062 **	-	# CO O	
Generic	100%	2062 **	5	\$600	
Alarm					
Security System Generic	100%	2039 **	1	\$47,100	
Generic	Other Observation, Extent : Light, Are		1	ψτ/,100	
	Location: Throughout	,,,			
	Explanation : The Security System In	acludes Cameras And Card A	ccess Co	ntrol.	
Fire/Smoke Detection	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				

Mechanical	Current	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
Heating							
Energy Source							
Utility Steam	100%		2044	* *	1		

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 #: 4372

Mechanical		Current I	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment Heat Exchanger, Plate & Frame	90%	Now	\$83,900	2047	* *	1	\$50,500	
		lent, Extent 1 : Basemer	: Moderate, Area A	Affected :	5%			
			 Extent : Light, Area	Affected	. 100%			
		ı : Basemen		55				
	Explana	tion : 2 Uni	its. One Needs Imm	ediate R	epair			
Pres. Reducing Valve/LP Steam	10%			2043	**	5	\$700	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	ıt					
	Explana	tion : 2 Sta	ge					
Distribution								
Hot Wtr Piping/Pump	100%		\$134,600	2042	* *	4	\$6,200	
			ng, Extent : Moder					
	Location	ı : Through	out. Building Mand	igement .	System Is Malfunct	ioning		
Terminal Devices	200/			2020	* *		#22.400	
Air Handler	30%			2039	* *	l	\$23,400	
Convector/Radiator Fan Coil Unit/Heat	10% 60%			2047 2039	* *	1	\$4,100 \$24,400	
Controls	0070			2039		1	\$24,400	
Digital	100%	2-4	\$3,534,300	2034	\$3,534,300			
			nt : Moderate, Area					
	Location	ı: Through	out. Building Mand ectrical System			aing Due	To Defective	
Air Conditioning								
Energy Source	1000/			20.50				
Electricity	100%			2050	* *	1		
Conversion Equipment	000/			2042	* *	1	¢122.700	
Centrifugal, Elec Chiller	90% R-22 Refr		tent : Light, Area A	2043		1	\$122,700	
		igeruni, Exi 1 : Chiller	ieni . Ligni, Area Ą	уестей.	10070			
			Extent : N/A, Area A	Iffected ·	100%			
		ı : Basemen		gjeerea .	10070			
			lti Stack Chillers					
Split Unit	10%			2039	* *			
Distribution	1070			2037				
CW & CHW Wtr	100%			2054	* *	4	\$9,300	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	30%			2039	* *	1	\$23,400	
Fan Coil - 4 Pipe	70%			2039	* *	1	\$28,500	
Heat Rejection								
Water Cooling Tower	100%			2032	\$621,600	2	\$126,800	

Ventilation

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 #: 4372

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$70,300	
Exhaust Fans							
Interior	90%		2034	\$491,200	2	\$3,500	
Roof	10%		2034	\$23,900	2	\$400	
lumbing							
H/C Water Piping	1000/		2011	* *	1		
Brass/Copper	100%		2044	* *	1		
HW Heat Exchanger	1000/		2011	* *	4	010 500	
Steam Fired	100%		2044	* *	4	\$12,500	
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	~ ^	1		
Storm Drain Piping	1000/ 0.2	¢ 42 400	TIPE	* *	1		
Cast Iron	100% 0-2	\$43,400	LIFE		1		
		nt : Moderate, Area A			D	:_	
-	Location : Launa	ry Room. Water Is Le	aking Ini	o Launary Room 1	Juring K	ain	
Sump Pump(s)	1000/		2020	* *	4	#4.000	
Non-Submersible	100%		2039	* *	4	\$4,000	
Pool Filter/Treatment	1000/						
Not Accessible	100%	T	100 . 1	00/			
		Extent: Light, Area	Ајјестеа	: 0%			
		ound Area Of Roof					
- 10	Explanation : For	intains					
Backflow Preventer	1000/		2020	* *	1	ф д 7 00	
Generic	100%		2039	* *	1	\$7,700	
Fixtures	1000/						
Generic	100%	F 16 1	1.00				
		Extent : Moderate, A.	rea Affec	ted : 5%			
	Location : Toilet	Rooms					
Hot Water Storage Tank	1000/		• • • •	de de			
Generic	100%		2039	* *	1		
Vertical Transport							
Elevators	000/			ale ale			
Geared Traction	80%		LIFE	* *			
		Extent : Light, Area	Affected	: 100%			
	Location: Basem						
	Explanation: 4 P	assenger Units					
Hydraulic	20%		LIFE	* *			
	Other Observation,	${\it Extent: Light, Area}$	Affected	: 20%			
	Location : Basem						
	Explanation: 1 F	reight. One Elevator	Is Not W	orking			
ire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$63,500	
Sprinkler							
Sprinkiei							

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.

Page: 64

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

Asset #: 4372

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

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.

Page: 65

Print Date: 14-Aug-2024 ADMIN. FOR CHILDREN'S SERVICES - FY 2025

Asset Name : RICHMOND HILL DETENTION-BOYSTOWN

Address : 132-04 107TH AVENUE JAMAICA

Borough : QUEENS Agency's Number : N/A
Program / Asset # : ACS0007.000 / 15210 Yr Built/Renovated : 1920 /

Area Sq Ft : 6,100 Project Type : CHILDREN'S SERVICES

Date of Survey : 04-Mar-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,Att

Block : 9612 Lot : 1 BIN : 4206164

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$63,300
Total		\$63,300
Importance Code A		\$63,300
Total		\$63.300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$1,300			\$1,300
Interior Architecture	\$9,600		\$7,800	\$200
Electrical	\$700	\$600	\$7,100	\$800
Mechanical	\$5,600	\$5,000	\$22,800	\$5,200
Site Pavements	\$3,500			
Total	\$20,600	\$5,600	\$37,700	\$7,400
Importance Code A	\$1,600	\$300	\$400	\$1,600
Importance Code B	\$14,300	\$5,300	\$37,300	\$5,800
Importance Code C	\$4,800			
Total	\$20,600	\$5,600	\$37,700	\$7,400



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 #: 15210

chitecture		Current I	Repair	Futu	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Alum/Vinyl Siding	5%			2053	* *	10	\$400	
Masonry: Brick	90%			LIFE	* *	5	\$21,300	
Wood	5%	0-2	\$1,300	2046	**	5	\$3,000	
		ing, Extent : Through	: Moderate, Area . out	Affected	: 20%			
Windows								
Aluminum	95%			2049	* *	5	\$2,600	
Metal Louvers	5%			2042	* *	10	\$900	
Parapets								
No Component	90%		37/4 4	1.00	00/			
			Extent : N/A, Area A	ffected :	0%			
		: Sloper Re						
		tion : No P	arapet					
No Component	10%	_						
	Other Observation, Extent: N/A, Area Affected: 0%							
		: Flat Roo						
	Explana	tion : Meta	l Guard Rail					
Roof	000/			20.42	* *	10	#2.100	
Asphalt Shingle	90%			2042	ጥ ጥ	10	\$3,100	
Not Accessible	10%	T		1.C4 - J .	00/			
		ervation, E : Flat Roo	Extent : N/A, Area A G	ујестеи .	0/0			
		tion : Not A						
erior	Ехрійни	uon . Noi A	iccessible					
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,400	
Sheet Vinyl/Rubber	80%			2038	* *	5	\$15,600	
Vinyl Tile	10%	Now	\$700	2038	* *	3	\$500	
, 1 1.1.0		issing Elem	ents, Extent : Ligh		ffected : 5%	J	\$2 0 0	
Wood	5%			2061	* *	5	\$1,200	
Interior Walls				_				
Ceramic Tile	5%		\$900	2042	* *	5	\$400	
		Crumbling, e: 2nd Floo	Extent : Light, Are or Hall	ea Affecto	ed : 1%			
Fiberglass Panel	20%			LIFE	* *			
Gypsum Board		Now	\$3,400	LIFE	* *	5	\$7,400	
71	Broken/M	issing Elem	ents, Extent : Mod Grease Trap		ea Affected : 5%		. ,	
Ceilings								
Gypsum Board	90%	Now	\$4,000	LIFE	* *	5	\$14,700	
• •			xtent : Moderate, A		cted : 5%		•	
			ear Basement					

Site Enclosure

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 #: 15210

Architecture		Current I	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Picket	80%			2053	* *			
Aluminum Picket	10%			2053	* *			
		ervation, E : Flat Roo	Extent : N/A, Area A f	ffected :	100%			
			Roof Guard Rail					
Masonry: Brick	10%			2053	* *			
Site Pavements Public Sidewalk Cast in Place Concrete			\$2,900 Extent : Light, Are treet	2046 ea Affecte	* * ed : 5%			
On-Site Walkways								
Cast in Place Concrete	30%			2046	* *			
Masonry: Brick	10%		\$500	2043	* *			
		tar Miss/Er : Brick Ste	od, Extent : Moder eps	ate, Areo	a Affected : 20%			
Pavers/Stone	60%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Pavers/Stone	75%			2042	* *			
Rubber Matting	25%			2038	* *			

ectrical	Current Repa	air Future	Future Replacement		aintenance		
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2053	* *	5	\$200		
	Other Observation, Exten	t : Light, Area Affected :	100%				
	Location: Electrical Ro	oom					
	Explanation: One 400.	Ampere Main Disconnect	Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2053	* *	5	\$200		
Raceway							
Conduit	100%	2053	* *	1			
Panelboards							
Fused Disc Sw	2%	2049	* *	5			
Molded Case Bkrs	98%	2049	* *	5	\$200		
Wiring							
Thermoplastic	100%	2053	* *	1			
Motor Controllers							
Locally Mounted	100%	2046	* *	5			

Ground

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 #: 15210

Electrical	Current Repair	Futur	uture Replacement Maintenance					
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Fround								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$100			
Lighting								
Interior Lighting								
Fluorescent	100%	2038	* *	10	\$5,600			
	T-8 Lamps And Fixtures, Ex		ected : 100%					
	Location : Throughout Th	e Building						
Egress Lighting								
Emergency, Battery	50%	2038	* *	10	\$700			
Exit, Service	50%	2038	* *	1				
Exterior Lighting								
LED	30%	2038	* *					
No Component	70%							
Alarm								
Security System	500/	2020	* *		#1.100			
Generic	50%	2038		1	\$1,100			
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Exit Doors							
	Explanation: Motion Sen.		**					
Generic	50%	2038		1	\$1,100			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Inside And Outside							
F' /G 1 D : .'	Explanation: CCTV Surv	eillance Cameras						
Fire/Smoke Detection	1000/	2020	* *	1.2	#2.000			
Generic, Digital	100%	2038		1-3	\$3,900			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Throughout The Building Explanation : Strobe Lights, Horns, Pull Box, Alarm Bell, Smoke Detector And Fire Alarm							
	Explanation : Strobe Light Panel	ıs, 1101118, 1 ин DOX, A	натт рен, этоке .	Detector	Anu Fire Aiurm			

lechanical	Current Repair	Future R	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Natural Gas	100%	2043	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2031	\$63,300	1	\$3,000		
	Other Observation, Extent: N/A, Arc	ea Affected : 100	0%				
	Location: Basement Boiler Room						
	Explanation: 2 Units						
Distribution							
Hot Wtr Piping/Pump	100%	2041	* *	4	\$300		
Terminal Devices							
Convector/Radiator	100%	2046	* *	1	\$2,000		

Air Conditioning

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 #: 15210

Mechanical		Current I	Repair	Future l	Future Replacement Maintenance		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	80%			2038	* *			
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	80%			2038	* *	1	\$1,600	
No Component	20%							
Heat Rejection								
Air Cooled Condenser	80%			2038	* *	2	\$3,400	
Unit								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$2,700	
No Component	20%							
Exhaust Fans								
Roof	80%			2038	* *	2	\$200	
No Component	20%							
Plumbing								
H/C Water Piping	1000/			2052	* *	1		
Brass/Copper	100%			2053		1		
Water Heater With Tanks	1000/			2021	¢1.6.700	2		
Gas Fired	100%	amation L	Sutant : N/A Awaa A	2031	\$16,700	2		
		ervanon, E 1 : Basemen	Extent : N/A, Area A	ујества . Т	70 / 0			
Conitory Dinina	Ехріапа	uon . One .	75 Gallon Unit					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Fixtures	10070			LILE	-	1		
Generic	100%							
Fire Suppression	100/0							
Sprinkler								
Generic	100%			2053	* *	1-2	\$1,700	
Chemical System	100/0			2000			Ψ1,700	
Generic	100%			2028	\$12,000	1-3	\$55,800	
		ervation. F	Extent : N/A, Area A				422,000	
		: Kitchen		<i>,,,</i>	-			
			Covers 15 Square	Feet				

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.

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