Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name	: **B ABOVE CHILD CARE CENTER**		
Address	: **1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **ACS0005.000 / 13415**	**Yr Built/Renovated**	: **1997 / 2010**
Area Sq Ft	: **17,761**	**Project Type**	: **CHILDREN'S SERVICES**
Date of Survey	: **07-Jul-2014**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2861** **Lot** : **129**	**BIN**	: **2109470**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	$49,500	$46,000
Electrical		$90,300
Mechanical		$207,900
Total	**$49,500**	**$344,200**
Importance Code A	$49,500	$46,000
Importance Code B		$298,200
Total	**$49,500**	**$344,200**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$23,700	$3,900		
Interior Architecture	$15,300	$2,500	$35,300	$2,300
Electrical	$400	$17,200	$300	$400
Mechanical	$2,100	$3,700	$3,800	$1,400
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$45,500**	**$31,200**	**$43,400**	**$8,100**
Importance Code A	$24,600	$5,100	$900	$900
Importance Code B	$19,800	$26,200	$42,500	$7,200
Importance Code C	$1,000			
Total	**$45,500**	**$31,200**	**$43,400**	**$8,100**

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

ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	Now	$49,500	LIFE	* *	5	$26,400	
Graffiti, Extent : Light, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : At Grade And Window Openings Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	2%			2045	* *	5-10	$3,900	
Window Wall	5%			2045	* *	5	$5,300	
Windows								
Aluminum	95%	0-2	$7,400	2041	* *	5	$1,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Window Openings								
Glass Block	5%	Now	$900	LIFE	* *	5	$100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Floor Landing Between 1-2 - Main Stair								
Parapets								
Masonry: Brick Cavity	82%			LIFE	* *	5	$2,900	
Metal Panel	3%			2035	* *	5	$400	
Metal Rail	5%			2038	* *	5-10	$3,200	
Pre-Cast Concrete	10%	Now	$600	LIFE	* *	5	$2,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping Stones Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	$9,200	2025	$46,000			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
Location : Roof Deck Above 1st Floor								
Gravel/Slag Surface, Extent : Moderate, Area Affected : 25%								
Location : Over Second Floor								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : At Roof Drains								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Near Roof Access Doors From 2nd Floor								
Metal Panel	25%	Now	$1,400	2030	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Pitched Roofs Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : SE Corner Of Pitched Roof Above Main Entrance. Leak Into Entry Vestibule.								
Modified Bitumen	33%	Now	$2,400	2030	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
Location : Roof Deck Above 2nd Floor								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Downspout On 2nd Floor Roof Deck								
Single Ply Membrane	2%	Now	$1,700	2035	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Over Main Stair								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Main Stair								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Main Stair								
Explanation : Temporary Roof Membrane								
Interior								
Floors								
Carpet	10%			2021	$33,900	3	$4,000	
Cast in Place Concrete	5%			LIFE	* *	5	$2,900	
Ceramic Tile	5%			2034	* *	5	$1,300	
Quarry Tile	10%			2038	* *	5	$4,000	
Vinyl Tile	70%	0-2	$3,200	2030	* *	3	$7,000	
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : 1st Floor Classroom - South Of Main Stair								
Interior Walls								
Ceramic Tile	5%			2034	* *	5	$2,100	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,700	
Glass Block	3%			LIFE	* *			
Gypsum Board	82%			LIFE	* *	5	$20,300	

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Architecture

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2030	* *	5	$5,000	
AcousTileSusp.Lay-In	72%	0-2	$7,700	2030	* *	5	$9,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Main Vestibule, 2nd Floor Office								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Office - Opposite Main Stair								
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	10%	0-2	$2,700	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Landing Between Floors 1-2								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Landing Between Floors 1-2								

Electrical

System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Ratings On The Service Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	* *	5	$500	
Raceway								
Conduit	100%			2035	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	* *	5		
Molded Case Bkrs	95%			2033	* *	5	$400	
Wiring								
Thermoplastic	100%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	90%			2030	* *	10	$14,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
Fluorescent	10%			2030	* *	10	$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Lamps								
Egress Lighting								
Exit, Service	50%			2033	* *	1		
Exit, Battery	50%			2033	* *	10	$600	
Exterior Lighting								
Fluorescent	20%			2025	$11,400	10	$300	
HID	80%			2025	$53,600	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	$10,700	1	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor And Hallways								
Explanation : Intrusion Alarm, (1) CCTV								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2025	$36,700	1-3	$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : Electronic Main Control Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Furnace	60%			2025	$23,500	1	$5,300	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Roof								
Explanation : 6 Roof Mounted Units								
Hot Water Boiler	40%			2030	* *	1	$3,500	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Basement Boiler Room								
Explanation : 1 Unit								

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

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								
Distribution								
Hot Wtr Piping/Pump	40%	Now	$200	2033	* *	4	$400	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Boiler Room, Basement								
Explanation : Hw Supply Pump Is Not Working								
No Component	60%							
Terminal Devices								
Convector/Radiator	40%			2030	* *	1	$2,300	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2025	$207,900	2	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,900	
Other Observation, Extent : Severe, Area Affected : 7%								
Location : Throughout								
Explanation : Insulation Damage								
Exhaust Fans								
Roof	100%			2025	$27,600	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2023	$10,100	2	$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2025	$2,500	4	$400	
Sewage Ejector(s)								
Electric	100%			2025	$4,800	4	$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-2								
Explanation : One Unit								

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ADMIN. FOR CHILDREN'S SERVICES - 068
B ABOVE CHILD CARE CENTER
Asset # : 13415

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2035	* *	1-2	$1,000	
Chemical System								
Generic	100%			2020	$1,900	1-3	$3,700	

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Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name : **BLANCHE COMMUNITY DAY CARE CTR.**
Address : **109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.**
Borough : **QUEENS** **Agency's Number** : **N/A**
Program / Asset # : **ACS0006.000 / 13416** **Yr Built/Renovated** : **1998 / 2011**
Area Sq Ft : **16,526** **Project Type** : **CHILDREN'S SERVICES**
Date of Survey : **29-May-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Floors 1**
Block : **10941** **Lot** : **206** **BIN** : **4234212**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical		$164,400
Total		**$164,400**
Importance Code B		$164,400
Total		**$164,400**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$84,300		$14,500	
Interior Architecture	$24,600	$1,700		$3,600
Electrical	$600	$500	$17,900	$800
Mechanical	$29,800	$1,000	$11,500	$1,600
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$143,300**	**$7,100**	**$47,900**	**$9,900**
Importance Code A	$84,700	$400	$15,000	$400
Importance Code B	$58,600	$5,600	$32,900	$9,500
Importance Code C		$1,100		
Total	**$143,300**	**$7,100**	**$47,900**	**$9,900**

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ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	$34,500	LIFE	* *	5	$22,900	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal/Glass Curt Wall	20%	Now	$22,300	LIFE	* *	5	$13,200	
Repairs in Progress, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Panel	5%	Now	$600	2046	* *	5	$3,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	10%			2039	* *	5	$15,400	
Windows								
Aluminum	100%	4+	$18,700	2042	* *	5	$4,500	
Weather Strip Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	$2,600	
Masonry: Brick	45%			LIFE	* *	5	$2,000	
Metal: Cage/Fence	5%	4+	$500	2031	* *	5	$700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Metal Panel	10%			2046	* *	10	$3,000	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	90%			2031	* *	10	$14,500	
Interior								
Floors								
Ceramic Tile	5%			2035	* *	5	$1,100	
Panel/Paver: Cer/Brk	5%			2042	* *	5	$2,500	
Quarry Tile	5%			2039	* *	5	$1,700	
Vinyl Tile	85%	Now	$16,000	2031	* *	3	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	$2,300	
Concrete Masonry Unit	20%			LIFE	* *	5	$3,700	
Gypsum Board	20%			LIFE	* *	5	$5,500	
SGFT/Glazed Masonry	55%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	70%			2039	* *	5	$15,500	
Exposed Concrete	20%			LIFE	* *	5	$700	
Metal Panel	10%			LIFE	* *	5	$2,800	

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ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	* *	5	$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5		
Molded Case Bkrs	90%			2042	* *	5	$400	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2031	* *	10	$14,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2031	* *	10	$800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby And Hallway								
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	$2,000	
Exit, Service	50%			2031	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	$1,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	* *	1-3	$3,200	

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								

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ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	* *	1	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : Equipment Accounted For Under The Cooling Section Of This Report								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$800	
Terminal Devices								
Convector/Radiator	50%			2039	* *	1	$2,700	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	0-2	$29,000	2036	* *	2	$100	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof, 1 Of 6 Defective Packaged Rooftop Unit								
Ext Pkg Unit - Heating/Cooling	85%			2026	$164,400	2	$900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,200	
Exhaust Fans								
Roof	100%			2026	$25,700	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Gas Fired	100%			2021	$9,400	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	$2,400	4	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Pumps Require Maintenance								

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ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
No Component	80%							
Generic	20%			2031	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Boiler Room								
Explanation : Boiler And Hot Water Heater Only								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Serves All Floors								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	$500	

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

Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name : **CHRISTOPHER SCHOOL ALPHA COTTAGE**
Address : **1250 E. 229TH ST.**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **HRA0049.010 / 54**
Yr Built/Renovated : **1965 / 2012**
Area Sq Ft : **4,000**
Project Type : **CHILDREN'S SERVICES**
Date of Survey : **21-Jun-2017**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4905** **Lot** : **2** **BIN** : **2097408**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	$64,300	
Electrical		$65,600
Mechanical		$79,800
Total	**$64,300**	**$145,500**
Importance Code A	$64,300	
Importance Code B		$145,500
Total	**$64,300**	**$145,500**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$13,100			
Interior Architecture	$10,100		$1,000	
Electrical	$3,800	$100	$200	$100
Mechanical	$1,600	$500	$1,600	$400
Total	**$28,600**	**$600**	**$2,800**	**$500**
Importance Code A	$13,300	$200	$200	$200
Importance Code B	$7,800	$400	$2,600	$300
Importance Code C	$7,500			
Total	**$28,600**	**$600**	**$2,800**	**$500**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	$64,300	LIFE	* *	5	$10,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Window Lintels								
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Fire Escpae								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Slate Panels	2%	Now	$11,400	LIFE	* *	5	$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Windows								
Aluminum	70%	0-2	$1,100	2044	* *	5	$700	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Fire Escape								
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : Fire Escape, Window Foamed								
Metal/Detention Type	30%			2038	* *	5	$2,100	
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10		
Metal Panel	5%			2038	* *	5		
Roof								
Modified Bitumen	100%	Now	$600	2033	* *			1
Drains Clogged, Extent : Severe, Area Affected : 50%								
Location : East Roof Drain								
Ponding, Extent : Severe, Area Affected : 30%								
Location : East Roof Drain								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Ceramic Tile	5%			2041	* *	5	$300	
Vinyl Tile	90%			2036	* *	3	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	$9,400	
Plaster	30%			LIFE	* *	5-10	$4,300	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Plaster	100%	0-2	$1,800	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	60%			2048	* *			
Masonry: Brick	40%			2038	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	* *	5		
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Molded Case Bkrs	100%			2036	* *	5	$100	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2023	$65,600	10	$3,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2028	$2,700	10	$500	
Exit, Battery	50%			2028	$2,300	10	$100	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	20%			2033	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Controlled Via Photocell								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$3,600	1	$500	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2033	* *	1-3	$700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Gas Fired Modular Hot Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	$300	
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Split Unit	100%			2028	$79,800			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1st And 2nd Floor								
Explanation : 3 Condensers On The Roof . 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof .								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$6,500	
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Wall Unit	10%			2028	$100	2		
Other Observation, Extent : Light, Area Affected : 10%								
Location : 1st Floor Kitchen And 2nd Floor Bathroom								
Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Gas Fired	100%			2026	$2,300	2	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Roof Drain Clogged.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2038	* *	1-2	$100	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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

Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name : **CHRISTOPHER SCHOOL MAIN BUILDING**
Address : **1250 EAST 229TH STREET**
Borough : **BRONX**
Program / Asset # : **HRA0049.000 / 1947**
Area Sq Ft : **37,482**
Date of Survey : **28-Jul-2017**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4905** **Lot** : **2**
Agency's Number : **N/A**
Yr Built/Renovated : **1955 / 2012**
Project Type : **CHILDREN'S SERVICES**
Landmark Status : **NONE**
BIN : **2097408**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		$46,900
Mechanical	$109,700	$62,100
Site Enclosure	$54,600	
Total	**$164,300**	**$109,000**
Importance Code A		$109,000
Importance Code B	$164,300	
Total	**$164,300**	**$109,000**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$79,600			
Interior Architecture	$107,300		$1,900	$4,200
Electrical	$9,200	$3,900	$4,800	$5,400
Mechanical	$26,600	$2,700	$17,100	$2,400
Site Enclosure	$29,300			
Site Pavements	$10,800			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$266,600**	**$10,600**	**$27,700**	**$16,000**
Importance Code A	$79,600	$400		$400
Importance Code B	$114,300	$10,200	$27,700	$12,700
Importance Code C	$72,800			$2,900
Total	**$266,600**	**$10,600**	**$27,700**	**$16,000**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$15,300	
Masonry: Brick	92%	Now	$28,300	LIFE	* *	5	$46,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Chimney								
Masonry: Limestone	2%			LIFE	* *	5	$1,500	
Stucco Cement	3%	2-4	$900	2041	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Roof								
Windows								
Aluminum	100%			2044	* *	5	$9,500	
Parapets								
Masonry: Brick	95%	0-2	$7,600	LIFE	* *	5	$6,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5-10	$4,300	
Roof								
Modified Bitumen	52%			2033	* *	10	$17,200	
Single Ply Membrane	20%			2036	* *	10	$6,600	
Single Ply Membrane	23%	Now	$25,600	2038	* *			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Living Skills Roof								
Skylight, Metal/Glass	5%			2048	* *	10	$5,500	
Soffits								
Cast in Place Concrete	100%	2-4	$200	LIFE	* *	5	$900	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Living Skills Room								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$11,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Ceramic Tile	5%			2037	* *	5	$2,500	
Quarry Tile	15%	0-2	$21,800	2041	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Sheet Vinyl/Rubber	40%	2-4	$12,000	2033	* *	5	$15,200	
Worn/Eroded, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Slate	5%			LIFE	* *	5	$5,400	
Vinyl Tile	30%			2033	* *	3	$5,700	
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$5,800	
Concrete Masonry Unit	5%	Now	$12,900	LIFE	* *	5	$2,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Water Main Room								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Water Main Room								
Fiberglass Panel	35%			LIFE	* *	10	$10,200	
Gypsum Board	45%	Now	$4,300	LIFE	* *	5	$31,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Living Skills Room, Mold								
Metal Panel	10%			LIFE	* *	10	$5,200	
Ceilings								
AcousTileSusp.Lay-In	12%	0-2	$1,000	2041	* *	5	$3,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Living Skills Room								
Exposed Concrete	5%	Now	$1,600	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Water Meter Room								
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Water Meter Room								
Exposed Struc: Steel	3%			LIFE	* *	10	$3,000	
Gypsum Board	40%	Now	$4,100	LIFE	* *	5	$25,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Living Skills Room								
Metal Panel	10%			LIFE	* *	5	$12,600	
Plaster	30%			LIFE	* *	5-10	$26,100	
Site Enclosure								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain link	5%	Now	$200	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Basketball Court, Detached Top Bar								
Iron Picket	95%	2-4	$24,700	2063	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%	Now	$4,400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Along Driveway								
Retaining Walls								
Cast in Place Concrete	40%			2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Wall								
Masonry: Brick	50%	Now	$54,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Along Driveway								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Along Driveway								
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Along Driveway								
Masonry: Fieldstone	10%			2038	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	5%	Now	$100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Pavers/Stone	95%	Now	$10,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Entrance West Side Of Walkway								
Parking/Driveway								
Asphalt	100%			2031	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Througout								
Activity Yard								
Asphalt	100%			2031	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Througout								
Explanation : Plant Growth								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3000 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	90%			2048	* *	5	$100	
Molded Case Bkrs	10%			2048	* *	5	$100	
Raceway								
Conduit	100%			2048	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$100	
Molded Case Bkrs	90%			2044	* *	5	$900	
Wiring								
Thermoplastic	100%			2048	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$11,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Three Transfer Switches Observed								
Generators								
Diesel	100%			2037	* *	1	$14,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 100 Kw								
Batteries								
Lead/Acid	100%			2022	$1,500	5	$1,400	
Fuel Storage								
Day Tank	100%			2044	* *	5	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 0ne 275 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	95%			2033	* *	10	$32,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	5%			2023	$30,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Lobby								
Explanation : Downlights								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	60%			2033	* *	1		
Exit, Service	40%			2033	* *	1		
Exterior Lighting								
HID	20%			2033	* *	10		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Controlled Via Photocell							
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2031	* *	5	$1,100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	* *	1	$7,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2033	* *	1-3	$6,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn And Manual Pull Station							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2048	* *	1		
Natural Gas	2%			2048	* *	1		
No Component	88%							
Conversion Equipment								
Furnace	2%			2033	* *	1	$400	
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Lower Roof							
	Explanation : 1 Unit Serving Basic Living Skill Center.							
Radiant Heater	10%			2028	$62,100	2	$1,700	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Stairways							
	Explanation : 11 Electric Radiants							
No Component	88%							
Distribution								
Ductwork/Diffusers	2%			LIFE	* *	2-5	$700	
No Component	98%							
Air Conditioning								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	50%			2044	* *	1		
Natural Gas	50%			2048	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	73%			2033	* *	2	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 8 Roof Top Package Units								
Ext Pkg Unit - Heating/Cooling	25%	Now	$109,700	2038	* *	2	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upper Roof								
Explanation : Unit 2 And 6 Compressors Not Working.								
Split Unit	1%			2028	$7,500			
Window/Wall Unit	1%			2023	$700	1		
Distribution								
Ductwork/Diffusers	98%			LIFE	* *	2	$59,700	
Ductwork/Diffusers	2%	Now	$400	LIFE	* *	2	$1,000	
Insul. Deteriorating, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,100	
Exhaust Fans								
Roof	98%			2033	* *	2	$1,100	
Roof	2%	Now		2038	* *	2		
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Gas Fired	100%			2026	$21,400	2	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2033	* *	1	$2,300	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Fire Suppression								
Sprinkler								
Generic	100%			2048	* *	1-2	$10,500	
Chemical System								
Generic	100%			2026	$1,900	1-3	$3,700	

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

Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name : **CHRISTOPHER SCHOOL OMEGA COTTAGE**
Address : **1250 E. 229TH ST.**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **HRA0049.020 / 30**
Yr Built/Renovated : **1965 / 2012**
Area Sq Ft : **4,000**
Project Type : **CHILDREN'S SERVICES**
Date of Survey : **21-Jun-2017**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4905** **Lot** : **2** **BIN** : **2097408**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	$53,200	
Electrical		$107,000
Mechanical		$79,800
Total	**$53,200**	**$186,800**
Importance Code A	$53,200	
Importance Code B		$186,800
Total	**$53,200**	**$186,800**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$18,500			
Interior Architecture	$13,900			$1,100
Electrical	$500	$400	$400	$500
Mechanical	$2,200	$500	$1,600	$400
Total	**$35,000**	**$800**	**$2,000**	**$2,000**
Importance Code A	$18,700	$200	$200	$200
Importance Code B	$12,500	$600	$1,800	$1,600
Importance Code C	$3,800			$200
Total	**$35,000**	**$800**	**$2,000**	**$2,000**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	$53,200	LIFE	* *	5	$8,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Window Lintels								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Window Lintels, North Facade Fire Escape								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : North Facade								
Slate Panels	2%	Now	$9,400	LIFE	* *	5	$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Window Sills								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Windows								
Aluminum	70%	0-2	$3,800	2044	* *	5	$500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : East Facade								
Vandalism, Extent : Severe, Area Affected : 5%								
Location : Fire Escape, Damaged Window Frames								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : North Facade								
Explanation : Boarded Lower Half Of Window								
Metal/Detention Type	30%			2038	* *	5	$1,400	
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	$6,200	
Vegetation Growth, Extent : Light, Area Affected : 20%								
Location : South								
Metal Panel	5%			2048	* *	5	$200	
Roof								
Modified Bitumen	100%			2036	* *	10	$3,600	
Ponding, Extent : Moderate, Area Affected : 20%								
Location : East								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Ceramic Tile	5%			2037	* *	5	$300	
Vinyl Tile	90%	Now	$1,000	2036	* *	3	$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Basement								
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$400	
Concrete Masonry Unit	80%			LIFE	* *	5	$5,700	
Gypsum Board	5%			LIFE	* *	5-10	$800	
Plaster	10%			LIFE	* *	5-10	$800	
Ceilings								
Plaster	70%	Now	$6,100	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 : First Floor And Basement Classroom								
Plaster	30%			LIFE	* *	5-10	$3,400	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : West								
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 100 Amperes Main Disconnect Switch Originates From Another Building								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Molded Case Bkrs	100%			2027	$14,900	5	$100	
Wiring								
Thermoplastic	100%			2038	* *	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2033	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	$13,100	10	$700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	80%			2028	$52,500	10	$2,900	
Egress Lighting								
Emergency, Battery	50%			2028	$2,700	10	$500	
Exit, Battery	50%			2028	$2,300	10	$100	
Exterior Lighting								
HID	50%			2028	$7,500	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Controlled By Photocells								
No Component	50%							
Alarm								
Security System								
Generic	100%			2028	$12,100	1	$1,500	
Fire/Smoke Detection								
Generic, Analog	50%			2028	$20,700	1-3	$1,300	
Generic, Analog	50%			2028	$20,700	1-3	$1,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Gas Fired Modular Hot Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	$300	
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	100%			2028	$79,800			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1st, 2nd Floor And Roof								
Explanation : 3 Condensers On The Roof . 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof .								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$6,500	
Ventilation								
Exhaust Fans								
Wall Unit	10%			2028	$100	2		
Other Observation, Extent : Light, Area Affected : 10%								
Location : 1st Floor Kitchen And 2nd Floor Bathroom								
Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Gas Fired	100%			2026	$2,300	2	$100	
Sanitary Piping								
Cast Iron	98%			LIFE	* *	1		
Cast Iron	2%	Now	$500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Basement Classroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2038	* *	1-2	$100	
No Backflow Preventer, Extent : Light, Area Affected : 100%								
Location : Basement								

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

Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name : **JOHN COKER DAY CARE CENTER**
Address : **1375 BUSHWICK AVENUE @ DECATUR ST.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **ACS0003.000 / 13413**
Yr Built/Renovated : **1972 / 1995**
Area Sq Ft : **27,100**
Project Type : **CHILDREN'S SERVICES**
Date of Survey : **19-Jul-2016**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **3433** **Lot** : **5** **BIN** : **3079655**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	$203,800	
Interior Architecture	$50,300	$46,200
Electrical		$143,400
Mechanical	$291,800	$480,500
Total	**$545,900**	**$670,000**
Importance Code A	$298,100	$314,300
Importance Code B	$247,800	$355,700
Total	**$545,900**	**$670,000**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$7,500	$7,500		
Interior Architecture	$44,400	$1,400		$5,300
Electrical	$22,200	$2,200	$1,700	$5,200
Mechanical	$50,200	$5,000	$7,500	$25,500
Total	**$124,200**	**$16,000**	**$9,200**	**$35,900**
Importance Code A	$16,700	$7,900	$2,200	$9,400
Importance Code B	$90,000	$6,800	$7,000	$26,500
Importance Code C	$17,600	$1,400		
Total	**$124,200**	**$16,000**	**$9,200**	**$35,900**

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$50,300	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	95%	Now	$153,400	LIFE	* *	5	$17,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$7,500	2043	* *	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Metal: Cage/Fence	95%			2040	* *	5-10	$12,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$500	
Roof								
Modified Bitumen	100%			2037	* *	10	$29,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Covered With Rubber Pads								
Interior								

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$800	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	0-2	$1,500	2030	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2032	* *	5	$4,700	
Sheet Vinyl/Rubber	5%	2-4	$4,600	2027	$46,200	5	$1,200	
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	75%	4+	$19,800	2032	* *	3	$8,800	
Deflection Evident, Extent : Moderate, Area Affected : 20%								
Location : Along Baseboards								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Along Baseboards								
Interior Walls								
Cast in Place Concrete	5%	0-2	$8,600	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2030	* *	5	$2,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,200	
Gypsum Board	80%	Now	$9,000	LIFE	* *	5	$26,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Group 4 Classroom								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Group 4 Classroom								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$50,300	2040	* *	5	$15,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Group 7 Classroom								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	$4,800	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 1200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2027	$48,800	5	$100	
Fused Disc Sw	50%			2047	* *	5	$100	
Raceway								
Conduit	70%			2027	$36,700	1		
Conduit	30%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	$100	
Molded Case Bkrs	90%			2043	* *	5	$600	
Wiring								
Thermoplastic	100%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
Fluorescent	97%			2027	$57,900	10	$24,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2035	* *	10	$700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	$3,300	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	20%	Now	$20,400	2037	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Outside								
LED	1%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Of The Building								
Explanation : 2 - Led Lights								
No Component	79%							
Alarm								

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	* *	1	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2032	* *	1-3	$16,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	70%			2037	* *	1		
Natural Gas	30%			2037	* *	1		
Conversion Equipment								
Furnace	15%			2022	$9,000	1	$2,000	
Not Energy Efficient, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 15%								
Location : Roof								
Explanation : 1 Roof Top Package Unit								
Furnace	15%	Now	$9,000	2037	* *	1	$1,800	
Abandoned in Place, Extent : Severe, Area Affected : 15%								
Location : Roof								
Radiant Heater	70%	Now	$94,300	2027	$314,300	2	$7,000	
Not in Service, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Explanation : Electric Baseboard Radiation								
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2022	$47,600	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 1 Inefficient Unit, Roof								
Ext Pkg Unit - Heating/Cooling	15%	Now	$47,600	2037	* *	2	$200	
Abandoned in Place, Extent : Severe, Area Affected : 15%								
Location : Roof								
Split Unit	40%			2035	* *			
Other Observation, Extent : Light, Area Affected : 40%								
Location : Roof								
Explanation : 4 New Units, R-410a								
Split Unit	20%			2032	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : 2 Units, R-410a								
Split Unit	10%			2022	$54,100			
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : Roof								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2022	$48,200	1	$900	
Fan Coil - 4 Pipe	20%			2032	* *	1	$1,800	
Fan Coil - 4 Pipe	40%			2035	* *	1	$3,500	
No Component	30%							
Heat Rejection								
Evaporative Condenser	40%			2035	* *	2	$7,600	
Evaporative Condenser	20%			2032	* *	2	$3,800	
Dry Cooler	10%			2022	$13,800	2	$1,900	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$23,400	LIFE	* *	2-5	$15,100	
Unbalanced System, Extent : Severe, Area Affected : 25%								
Location : Basement b Side No Air Flow.								
Exhaust Fans								
Roof	100%	Now	$8,400	2027	$42,100	2	$700	
Not in Service, Extent : Severe, Area Affected : 70%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Electric	100%			2025	$22,300	4	$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.
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ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$3,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Clogged Grease Trap Under Kitchen Sink								
Storm Drain Piping								
Cast Iron	100%	Now	$2,600	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 15%								
Location : Water Backs Up In Basement When It Rains								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	50%							
Generic	50%			2027	$124,100	1-2	$3,800	
Chemical System								
Generic	100%			2020	$1,900	1-3	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name	: **NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**		
Address	: **492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **HHC0001.090 / 4372**	**Yr Built/Renovated**	: **1904 / 2000**
Area Sq Ft	: **126,000**	**Project Type**	: **CHILDREN'S SERVICES**
Date of Survey	: **15-Jun-2015**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5,6,ph,mz**		
Block	: **962** **Lot** : **100**	**BIN**	: **1086515**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		$175,700
Interior Architecture	$58,200	$195,100
Electrical	$107,600	
Mechanical	$115,000	$783,200
Total	**$280,900**	**$1,154,000**
Importance Code A	$72,500	$175,700
Importance Code B	$208,300	$841,500
Importance Code C		$136,800
Total	**$280,900**	**$1,154,000**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$49,100		$27,600	$13,100
Interior Architecture	$56,100		$5,400	$18,800
Electrical	$17,400	$18,200	$26,600	$20,100
Mechanical	$32,500	$43,500	$83,300	$45,400
Elevators/Escalators	$29,600	$29,600	$29,600	$29,600
Total	**$184,700**	**$91,400**	**$172,400**	**$126,900**
Importance Code A	$49,100	$5,700	$33,200	$18,400
Importance Code B	$123,900	$85,700	$139,200	$108,500
Importance Code C	$11,700			
Total	**$184,700**	**$91,400**	**$172,400**	**$126,900**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$38,300	
Masonry: Brick	65%			LIFE	* *	5	$63,800	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : On Penthouse								
Masonry: Granite	5%	0-2	$11,600	LIFE	* *	5	$3,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Various Locations								
Masonry: Limestone	10%			LIFE	* *	5	$7,400	
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Various Locations								
Metal Panel	15%			2046	* *	5-10	$101,200	
Windows								
Aluminum	95%			2042	* *	5	$26,100	
Metal Louvers	5%			2035	* *	10	$8,600	
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$6,800	
Masonry: Limestone	20%			LIFE	* *	5	$2,100	
Roof								
IRMA/Protected Membrane	10%	Now	$11,800	2031	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Section Over 6th Floor At Southeast Corner								
Metal Panel	50%	Now	$8,400	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Penthouse Roof								
Modified Bitumen	40%	Now	$17,300	2031	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over 6th Floor								
Interior								
Floors								
Carpet	1%			2025	$22,800	3	$3,600	
Cast in Place Concrete	5%	2-4	$9,300	LIFE	* *	5	$19,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	0-2	$8,700	2035	* *	5	$4,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%								
Location : Bathrooms And Toilets								
Granite Panels	5%	2-4	$7,600	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sheet Vinyl/Rubber	4%			2031	* *	5	$10,800	
Vinyl Tile	80%			2031	* *	3	$71,700	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%	2-4	$11,700	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Glass: Single Pane	5%			LIFE	* *	5	$7,900	
Gypsum Board	75%			LIFE	* *	5	$94,700	
Masonry: Brick	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	$42,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2039	* *	5	$116,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	$33,600	
Masonry: Infill Arch	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	$11,200	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Electrical Services Rated @ 4000 Amperes And 3000 Amperes								
Transformers								
Dry Type	100%			2039	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And 6th Floor								
Explanation : (4) 45kva Step-up Transformers For Elevators								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$500	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	20%			2042	* *	5	$600	
Molded Case Bkrs	80%			2042	* *	5	$2,700	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$800	
Ground								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Located In Steam Room								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$38,800	
Generators								
Diesel	100%			2035	* *	1	$48,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 500 Kva Diesel Generator								
Batteries								
Lead/Acid	80%			2020	$1,200	5	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 6th Floor								
Explanation : Penthouse								
Lead/Acid	20%			2020	$300	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 6th Floor								
Explanation : Load Bank For Testing								
Fuel Storage								
Day Tank	30%			2042	* *	5	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 200 Gallons								
Main Tank	70%			2054	* *	5	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	98%			2031	* *	10	$107,600	
Motion Sensors in Use, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Daylighting Control								
HID	2%			2031	* *	10	$100	
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2054	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Fluorescent	100%			2031	* *	10	$11,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior								
Explanation : Photocell Control								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	* *	5	$800	
Alarm								
Security System								
No Component	25%							
Generic	75%			2031	* *	1	$35,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras And Card Reader Access Control								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2034	* *	1-3	$24,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	90%	Now	$72,500	2039	* *	1	$47,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units - One Needs Immediate Repair								
Pres. Reducing Valve/LP Steam	10%			2035	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Stage								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$5,900	
Terminal Devices								
Air Handler	30%			2031	* *	1	$22,200	
Convector/Radiator	10%			2039	* *	1	$3,900	
Fan Coil Unit/Heat	60%			2031	* *	1	$23,200	
Air Conditioning								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2035	* *	1	$116,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Multi Stack Chillers								
Split Unit	10%			2031	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	$5,900	
Terminal Devices								
Air Handler/Cool/Ht	30%			2031	* *	1	$22,200	
Fan Coil - 4 Pipe	70%			2031	* *	1	$27,100	
Heat Rejection								
Water Cooling Tower	100%	4+	$42,500	2024	$424,800	2	$96,400	
Damaged, Extent : Light, Area Affected : 10%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$66,800	
Exhaust Fans								
Interior	90%			2026	$358,400	2	$3,300	
Roof	10%			2026	$18,600	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	$17,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	* *	4	$4,000	
Pool Filter/Treatment								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Playground Area Of Roof								
Explanation : Fountains								
Backflow Preventer								
Generic	100%			2034	* *	1	$7,300	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement to 6th Floor								
Explanation : 4 Passenger Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement to 1st Floor								
Explanation : 1 Freight								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$62,600	
Sprinkler								
Generic	100%			2046	* *	1-2	$33,500	
Fire Pump								
Generic	100%			2035	* *	1	$22,400	

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Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name : **RICHMOND EARLY LEARNING CENTER**
Address : **159 BROADWAY @ HENDERSON AVE.**
Borough : **STATEN ISLAND**
Agency's Number : **N/A**
Program / Asset # : **ACS0004.000 / 13414**
Yr Built/Renovated : **1973 / 2009**
Area Sq Ft : **6,500**
Project Type : **CHILDREN'S SERVICES**
Date of Survey : **07-Jul-2014**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,2**
Block : **174** **Lot** : **6** **BIN** : **5004830**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		$48,800
Mechanical		$106,300
Total		**$155,100**
Importance Code A		$27,800
Importance Code B		$127,300
Total		**$155,100**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$22,200			$6,000
Interior Architecture	$3,600		$1,100	
Electrical	$400	$7,100	$600	$400
Mechanical	$17,300	$1,100	$1,400	$900
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$47,500**	**$12,200**	**$7,200**	**$11,300**
Importance Code A	$28,500	$300	$300	$6,400
Importance Code B	$15,700	$11,800	$6,800	$5,000
Importance Code C	$3,300			
Total	**$47,500**	**$12,200**	**$7,200**	**$11,300**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$700	
Concrete Masonry Unit	30%	Now	$2,800	LIFE	* *	5	$800	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	67%	Now	$9,100	LIFE	* *	5	$3,000	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%			2047	* *	5	$1,100	
Parapets								
Metal: Cage/Fence	100%			2042	* *	5-10	$9,400	
Roof								
Modified Bitumen	100%	Now	$10,300	2033	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,100	
Ceramic Tile	5%			2034	* *	5	$500	
Vinyl Tile	90%			2030	* *	3	$3,400	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	$400	
Concrete Masonry Unit	10%			LIFE	* *	5	$400	
Gypsum Board	85%	Now	$3,100	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	100%			2038	* *	5	$10,000	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	$48,800	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- 400 Amperes And 6- 200 Amperes Main Service Switches								
Raceway								
Conduit	30%			2025	$4,200	1		
Conduit	70%			2045	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	10%			2024	$2,200	5		
Molded Case Bkrs	85%			2041	* *	5	$100	
Wiring								
Thermoplastic	90%			2045	* *	1		
Thermoplastic	10%			2025	$1,800	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	* *	10	$300	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby								
Fluorescent	90%			2030	* *	10	$5,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2025	$700	10	$300	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Ramp								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	$800	
Exit, Service	50%			2030	* *	1		
Exterior Lighting								
HID	100%			2030	* *	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Intrusion Alarm And C C T V Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *	1-3	$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Light, Manual Pull Stations, Smoke Detector And Alarm Bells								

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								

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	30%			2045	* *	1		
Natural Gas	70%			2045	* *	1		
Conversion Equipment								
Furnace	50%	Now	$700	2030	* *	1	$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Roof, Unit Serving The Upper Floor Operates Unreliably								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : 2 Units								
Radiant Heater	25%			2030	* *	2	$800	
Radiant Heater	25%	Now	$5,600	2025	$27,800	2	$600	
Damaged, Extent : Moderate, Area Affected : 25%								
Location : Throughout, Defective Heating Element								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2025	$78,500	2	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$5,800	LIFE	* *	2-5	$400	
Inadequate Supply, Extent : Severe, Area Affected : 100%								
Location : Kitchen								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$3,400	
Exhaust Fans								
Roof	100%			2030	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$2,300	2045	* *	1		
Damaged, Extent : Light, Area Affected : 100%								
Location : Basement, Hair-line Reported On Main, Water Main Shut-off Valve Appears To Be Leaking								
Water Heater								
Electric	100%			2023	$5,500	4	$100	
Sanitary Piping								
Cast Iron	5%	Now	$2,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Kitchen, Discharge Line From Grease Trap Tends To Become Clogged Due To Poor Pitching Of Line, Client Fears This Issue Could Become A Health Hazard								
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2030	* *	4	$300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-2								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2045	* *	1-2	$1,900	
Chemical System								
Generic	100%			2023	$1,900	1-3	$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : The System's Yearly Inspection Is Past Due								

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Print Date : 25-Sep-2017

ADMIN. FOR CHILDREN'S SERVICES - FY 2018

Asset Name : **STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**
Address : **333 SECOND STREET BTWN: 4 AVE., 5 AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **ACS0002.000 / 13412**
Yr Built/Renovated : **2000 /**
Area Sq Ft : **11,200**
Project Type : **CHILDREN'S SERVICES**
Date of Survey : **08-Jul-2014**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **969** **Lot** : **52** **BIN** : **3346912**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		$211,000
Electrical		$42,200
Mechanical		$118,000
Total		**$371,200**
Importance Code B		$371,200
Total		**$371,200**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	$60,700	$1,000	$1,400	
Interior Architecture	$15,200			$1,300
Electrical	$300	$10,600	$500	$300
Mechanical	$1,300	$3,200	$2,200	$900
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$81,500**	**$18,700**	**$8,100**	**$6,500**
Importance Code A	$61,200	$1,400	$1,900	$400
Importance Code B	$18,800	$17,300	$6,300	$6,100
Importance Code C	$1,500			
Total	**$81,500**	**$18,700**	**$8,100**	**$6,500**

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	$34,100	LIFE	* *	5	$18,200	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
Location : Facade Joints Eroding								
Graffiti, Extent : Moderate, Area Affected : 10%								
Location : Street Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Masonry: Granite	5%			LIFE	* *	5	$800	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,300	
Windows								
Aluminum	100%			2041	* *	5	$2,900	
Parapets								
Concrete Masonry Unit	85%			LIFE	* *	5	$4,000	
Metal Panel	12%			2045	* *	5	$1,900	
Metal: Cage/Fence	3%			2038	* *	5-10	$1,000	
Roof								
Metal Panel	25%			2038	* *	10	$9,300	
Modified Bitumen	75%	Now	$26,600	2030	* *			1
Blisters, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rooftop Hvac Units								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor, Over Rooms 203 And 206								
Interior								
Floors								
Ceramic Tile	5%			2034	* *	5	$800	
Quarry Tile	5%			2038	* *	5	$1,200	
Sheet Vinyl/Rubber	25%	Now	$6,000	2025	$120,900	5	$3,100	
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Public Corridors								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Public Corridors								
Vinyl Tile	65%	2-4	$4,500	2025	$90,100	3	$4,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2034	* *	5	$3,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Gypsum Board	85%			LIFE	* *	5	$15,100	
Ceilings								
AcousTileSusp.Lay-In	73%	Now	$1,900	2038	* *	5	$6,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 203 And 206								
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	25%	0-2	$800	LIFE	* *	5	$5,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Roof Stair								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5		
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	2%			2041	* *	5		
Molded Case Bkrs	98%			2041	* *	5	$300	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	$10,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Exit, LED	100%			2053	* *	1		
Exterior Lighting								
HID	100%			2025	$42,200	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	* *	1-3	$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	80%			2025	$19,700	1	$4,400	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Roof								
Explanation : 6 External Package Units								
Not Accessible	20%							
Distribution								
Hot Wtr Piping/Pump	20%			2033	* *	4	$100	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2030	* *	1	$700	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2025	$8,900	1	$500	
Ext Pkg Unit - Heating/Cooling	90%			2025	$118,000	2	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 6 Package Units, R-22								
Terminal Devices								
Air Handler/Dir Expansion	10%			2025	$11,700	1		
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2025	$5,700	2	$800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,200	
Exhaust Fans								
Roof	100%			2025	$17,400	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2023	$6,400	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2025	$2,700	1	$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1-2								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	$200	
Chemical System								
Generic	100%			2020	$1,900	1-3	$3,700	

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