Print Date: 25-Sep-2017 DIV. OF YOUTH & FAMILY JUSTICE - FY 2018

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

Address : 1101 BEACH AVENUE

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

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

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

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 1 BIN : 2024244

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,200		\$100	\$200
Interior Architecture	\$37,500		\$200	\$600
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$500	\$400	\$400	\$300
Total	\$65,300	\$500	\$700	\$1,200
Importance Code A	\$27,400	\$200	\$300	\$400
Importance Code B	\$25,900	\$300	\$500	\$500
Importance Code C	\$12,100			\$400
Total	\$65,300	\$500	\$700	\$1,200



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

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

Asset #: 14321

rchitecture	Current Repair	Future Replac	ement	М		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior						
Exterior Walls	500/ N			_	<b></b>	
Masonry: Brick	70% Now \$15,900  Horizontal Cracks, Extent: Moderate, A  Location: South And West Facade  Vertical Cracks, Extent: Moderate, Are  Location: East Facade		* *	5	\$5,300	
Pre-Cast Concrete	5% Now \$2,500 Int Mortar Miss/Erod, Extent : Moderate Location : Window Sills	LIFE te, Area Affected :	* * 25%	5	\$1,200	
Stucco Cement	25% Now \$2,700 Vertical Cracks, Extent : Moderate, Are Location : West Facade	2041 a Affected : 5%	* *	5	\$2,400	
Windows						
Aluminum	95% Now \$600  Unit Inoperable, Extent: Moderate, Are Location: Second Floor, Window Boa  Other Observation, Extent: Moderate, A  Location: Throughout  Explanation: Units Remain Locked To	rded Up Area Affected : 100		5 poses	\$400	
Wood	5%	2027	\$1,100	5	\$400	
Parapets						
Cast Stone/Terra Cotta	7% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5-10	\$900	
Massamus Driels	90%	LIFE	* *	5-10	\$2,700	
Masonry: Brick	Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground	Affected : 100%		3-10	\$2,700	
Pre-Cast Concrete	3% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5	\$200	
Roof						
Asphalt Shingle	15%	2031	* *	10	\$100	
Metal, Corrugated	20% 0-2 \$2,400 Deformed/Dented, Extent : Moderate, A Location : Front Canopy	2048 rea Affected : 50%	**	1		
Modified Bitumen	65%	2033	* *	10	\$1,800	
	Other Observation, Extent : Light, Area Location : Roof Explanation : No Access, No Interior					

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.

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

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

Asset #: 14321

Current Repair			Futur	e Replacement	М		
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
25%			LIFE	* *	5	\$6,700	
5%			2031	* *	5	\$300	
30%	0-2	\$1,600	2033	* *	3	\$700	
_	_		, Area A <u>f</u>	fected : 10%			
40%	2-4	\$8,000	2056	* *	5	\$2,300	
Location Split/Crac	ı : First And ked, Extent	d Second Floors : : Moderate, Area 1				·	
Locuiton	. 1 1/5/11/0	a second 1 toors					
15%			LIFE	* *	10	\$2,900	
				* *		·	
	Now	\$1,600		* *			
Recent Re Location Water Pen	pair Evider 1 : First Flo etration, E	nt, Extent : Light, A por Basement Stair xtent : Severe, Area					
25%			LIFE	* *	5	\$15,200	
20%			LIFE	* *	10	\$1,800	
80%			LIFE	* *	5-10	\$16,800	
-		_	Area Affe	ected : 2%			
Location	: Watson A	Ave	Area Affe	cted : 50%			
2							
100%			2041	* *			
-0070							
100%			2031	* *			
	ervation, E	Extent : Light, Area		: 15%			
		=	33				
	tion : Craci	0					
•	Total  25% 5% 30% Cracking/Location A0% Deteriorat Location Split/Crace Location 15% 10% 50% Cracking/Location Recent Re, Location 25%  20% 80% Recent Re, Location 100% Other Obs Location Explana.	25% 5% 30% 0-2 Cracking/Crumbling, Location: Second II 40% 2-4 Deteriorated Finish, Location: First And Split/Cracked, Extent Location: First And 15% 10% 50% Now Cracking/Crumbling, Location: Basement Location: First Flow Water Penetration, E. Location: Basement 25%  20% 80% Recent Replace Evident Location: Basement 100% Other Observation, E. Location: Watson A. Explanation: Fence 100% Other Observation, E. Location: Fence	25% 5% 30% 0-2 \$1,600 Cracking/Crumbling, Extent: Moderate Location: Second Floor  40% 2-4 \$8,000 Deteriorated Finish, Extent: Moderate, Location: First And Second Floors Split/Cracked, Extent: Moderate, Area & Location: First And Second Floors  15% 10% 50% Now \$1,600 Cracking/Crumbling, Extent: Severe, And Location: Basement Recent Repair Evident, Extent: Light, A Location: First Floor Basement Stair Water Penetration, Extent: Severe, Area Location: Basement  25%  20% 80% Recent Replace Evident, Extent: Light, A Location: Basement  100% Other Observation, Extent: Moderate, A Location: Watson Ave Explanation: Fence Leaning	25% LIFE 5% 2031 30% 0-2 \$1,600 2033 Cracking/Crumbling, Extent: Moderate, Area Aftected Location: Second Floor  40% 2-4 \$8,000 2056 Deteriorated Finish, Extent: Moderate, Area Affected Location: First And Second Floors  Split/Cracked, Extent: Moderate, Area Affected Location: First And Second Floors  15% LIFE 10% 2037 50% Now \$1,600 LIFE Cracking/Crumbling, Extent: Severe, Area Affected Location: Basement Recent Repair Evident, Extent: Light, Area Affected Location: Basement  25% LIFE 20% LIFE 20% LIFE 20% LIFE 20% LIFE 40cation: Basement 25% LIFE 20% LIFE 20% LIFE 20% LIFE 20% LIFE 40cation: Basement 25% LIFE 20% LIFE 40cation: Basement 25% LIFE 20% LIFE 40%	No of   Fail Date   Estimated Cost   FY   Estimated Cost   Total   (Years)   Estimated Cost   FY   Estimated Cost   Total   (Years)   Estimated Cost   FY   Estimated Cost   Total   (Years)   Estimated Cost   FY   Estimated Cost   FY   Estimated Cost   Total   Estimated Cost   FY   Estimated Cost   Estimated Cost   FY   Estimated Cost   Estimated Cost   FY   Estimated Cost   FY   Estimated Cost   FY   Estimated Cost   FY   Estimated Cost   E	No of   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   Total   Total   (Years)   Estimated Cost   FY   Estimated Cost   Cycle   Total   Total   (Years)   Estimated Cost   FY   Estimated Cost   Cycle   Total   FY   S   S	Second Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

Electrical	Cu	rent	Repair	Futui	re Replacement	М	aintenance	
System Component Type		Date ars)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

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

Asset #: 14321

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
=	Explanation: One 200 Amperes Main	Disconne	ect Switch			
Raceway	1000/	2020	* *	1		
Conduit	100%	2038	* *	1		
Panelboards	1000/	2026	* *	-	<b>#100</b>	
Molded Case Bkrs	100%	2036	* *	5	\$100	
Wiring	1000/	2020	* *	1		
Thermoplastic	100%	2038		1		
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$100	
Generic	Other Observation, Extent : Light, Area			3	\$100	
	Location: Basement	Ајјестей	. 10070			
	Explanation : Boiler Room					
Lighting	Expiration : Botter Room					
Interior Lighting						
Fluorescent	80%	2033	* *	10	\$3,000	
Tracteseem	T-12 Lamps And Fixtures, Extent: Light		fected : 100%	10	\$3,000	
	Location: Throughout	, 33				
Incandescent	20%	2023	\$4,300	2		
Egress Lighting	2070	2023	ψ 1,5 0 0			
Emergency, Battery	50%	2033	* *	10	\$500	
Exit, Battery	50%	2028	\$3,000	10	\$100	
Exterior Lighting	2070		42,000		Ψ100	
HID	40%	2033	* *	10		
Incandescent	10%	2023	\$1,300	2		
No Component	50%		* /			
Alarm						
Security System						
No Component	80%					
Generic	20%	2028	\$2,500	1	\$300	
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2028	\$8,400	1-3	\$500	
	Other Observation, Extent : Light, Area	Affected	: 10%			
	Location: Throughout					
	Explanation: Smoke Detectors With Se	ounding I	Bases			

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14321

Mechanical	Current Re	pair	Futur	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating									
Energy Source	1000/								
Natural Gas	100%		2048	* *	1				
Conversion Equipment Hot Water Boiler	1000/	,	2033	* *	1	\$2,000			
Hot water Botter	100% Other Observation, Ext				1	\$2,000			
	Location : Basement I		ecieu	. 10070					
	Explanation: 1 Unit,		Corp	- 120.000 Btu/hr					
Distribution			- I						
Hot Wtr Piping/Pump	100%	2	2036	* *	4	\$300			
Terminal Devices									
Convector/Radiator	100%		2033	* *	1	\$1,300			
	Other Observation, Ext	0 00	fected	: 100%					
	Location : Perimeter								
A in Com 1/4 in the	Explanation: Cast Iro	on Baseboard Radio	itors						
Air Conditioning Energy Source									
Electricity	100%	9	2036	* *	1				
Conversion Equipment	10070	-	2020						
Window/Wall Unit	60%	2	2023	\$4,800	1				
No Component	40%								
Ventilation									
Distribution									
Ductwork/Diffusers	10%	Ι	LIFE	* *	2-5	\$400			
No Component	90%								
Exhaust Fans Wall Unit	5% Now	,	2028	\$100	2				
wan Omi	Malfunctioning, Extent				2				
	Location : Second Flo		-						
	Other Observation, Ext								
	Location: 2nd Floor	0							
	Explanation: Bathroo	om Only							
No Component	95%								
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2	2038	* *	1				
Water Heater	1000/	_	1000	<b>#2.2</b> 00	2	<b>#100</b>			
Gas Fired	100%		2023	\$2,300	2	\$100			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room								
	Explanation: 40 Gall								
Sanitary Piping	Елрининон . <del>4</del> 0 Оші	on micens							
Cast Iron	100%	I	LIFE	* *	1				
Fixtures									
Generic	100%								

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 25-Sep-2017 DIV. OF YOUTH & FAMILY JUSTICE - FY 2018

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

Address : 1103 BEACH AVENUE

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

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

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

Areas Surveyed : Basement, Floors 1,2,3

Block : 3753 Lot : 73 BIN : 2095231

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$25,100		\$100	\$200
Interior Architecture	\$43,400		\$200	\$500
Electrical	\$200		\$100	
Mechanical	\$1,100	\$700	\$700	\$1,000
Total	\$69,800	\$800	\$1,000	\$1,700
Importance Code A	\$25,300	\$200	\$300	\$400
Importance Code B	\$29,400	\$600	\$700	\$1,100
Importance Code C	\$15,100			\$200
Total	\$69,800	\$800	\$1,000	\$1,700



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14322

chitecture	Current R	epair	Future	e Replacement	М	Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Masonry: Brick	70% Now Corrosion/Rusting, Ex Location: Window i Diagonal Cracks, Ext Location: East Face Horizontal Cracks, Ex Location: West Fac Jnt Mortar Miss/Erod Location: East Face	Lintels, East Facad ent : Moderate, Ar ade stent : Moderate, A ade , Extent : Moderat	de ea Affecto Area Affec	ed : 5% eted : 5%	5	\$5,300		
Pre-Cast Concrete	5% Now	\$2,500	LIFE	* *	5	\$1,200		
	Jnt Mortar Miss/Erod Location : Window S		e, Area Ą	ffected : 25%				
Stucco Cement	25% 2-4 Cracking/Crumbling, Location: West Fac		2041 ea Affecte	* * d : 5%	5	\$2,400		
Windows								
Aluminum	95% Other Observation, E. Location: Througho	put			5	\$700		
	Explanation: Units	Remain Locked Ti			-			
Wood	5%		2027	\$1,100	5	\$400		
Parapets Cast Stone/Terra Cotta	7% Other Observation, E. Location : Roof	xtent : Light, Area	LIFE Affected	**: 100%	5-10	\$900		
	Explanation : Obser	ved From Ground						
Masonry: Brick	90% Other Observation, E. Location: Roof Explanation: Obser		LIFE Affected	**: 100%	5-10	\$2,700		
Pre-Cast Concrete	3%		LIFE	* *	5	\$200		
110 040 0040	Other Observation, E. Location: Roof Explanation: Obser	_		: 100%	Č	<b>42</b> 00		
Roof	Expression: Obser	.ca i rom Ground						
Asphalt Shingle	15%		2031	* *	10	\$100		
Metal, Corrugated	5% 0-2 Deformed/Dented, Ex Location: Front Ca		2048	* * ted : 50%	1	4-30		
Modified Bitumen	80% Other Observation, E. Location: Roof	xtent : Light, Area	2033 Affected	**	10	\$2,200		

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.

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

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

Asset #: 14322

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior										
Floors										
Cast in Place Concrete	25%			LIFE	* *	5	\$6,700			
Ceramic Tile	5%			2031	* *	5	\$300			
Vinyl Tile	Location Uneven St  Location	Crumbling, 1 : Through ubstrate, Ex 1 : 3rd Floo	\$7,000 Extent : Moderate out tent : Severe, Area r Sloped, 2nd Floo : Moderate, Area A	Affected r Kitcher	: 30% 1 Depressed	3	\$1,000			
		uea, Extent 1 : Througo		ујестеа .	25/0					
Wood	Location Split/Crac	ted Finish, 1 : First And ked, Extent	\$5,000 Extent : Moderate, d Second Floors : Moderate, Area d d Second Floors			5	\$1,400			
Interior Walls										
Cast in Place Concrete			nt : Moderate, Area t	LIFE a Affected	* * d : 5%	10	\$2,900			
Ceramic Tile	5%			2037	* *	5	\$400			
Gypsum Board	55%			LIFE	* *	5-10	\$7,100			
Wood	25%			LIFE	* *	5	\$15,200			
Ceilings										
AcousTileSusp.Lay-In	Broken/M Location	ı : Basemen	\$7,400 ents, Extent : Mode t Extent : Moderate			5	\$500			
		ı : Basemen		<i>,</i>	,					
		Discoloring, 1 : Basemen	Extent : Moderate t	, Area Aj	ffected : 5%					
Exposed Struc: Wood	10%			LIFE	* *	10	\$900			
Gypsum Board	75%		\$4,600	LIFE	* *	5	\$5,700			
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 5% Location: Throughout									
	Recent Repair Evident, Extent : Light, Area Affected : 2%  Location : First Floor, Bad Craftsmanship									
			xtent : Moderate, A oor At Repair Area	rea Affe	cted : 2%					
ite Enclosure										
Fence/Gates Chain link	100%			2038	* *					
'. D										
ite Pavements Public Sidewalk										

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14322

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Pavements Parking/Driveway									

2031

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

Location : At Parking Area Explanation : Cracking

100%

Asphalt

% of Fail Date Estimated Total (Years)  100% Other Observation, Extent: Light Location: Basement Explanation: One 200 Amperes	2038 t, Area Affected :	** 100%	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Other Observation, Extent : Ligh Location : Basement	t, Area Affected :		5		
Other Observation, Extent : Ligh Location : Basement	t, Area Affected :		5		
	. M.: D:				
T	s wain Disconnec	ct Switch			
100%	2038	* *	5	\$100	
100%	2038	* *	1		
100%	2036	* *	5	\$100	
100%	2038	* *	1		
Other Observation, Extent : Ligh Location : Basement	t, Area Affected :		5	\$100	
Location : Throughout	2033 t, Area Affected :	* * 100%	10	\$3,700	
· T · · · · · · · · · · · · · · · · · ·					
50% 50%	2033	* *	10 10	\$500 \$100	
3070	2033		10	\$100	
40% 10% 50%	2033 2023	* * \$1,300	10 2		
	100%  100%  100%  100%  100%  100%  100%  100%  100%  Stent : Light Location: Basement Explanation: Bonding Cable A  100%  Other Observation, Extent: Light Location: Throughout Explanation: T-8 Lamps  50% 50%  40%	100%         2038           100%         2036           100%         2038           100%         2038           100%         2038           100%         4+         \$200 LIFE           Other Observation, Extent : Light, Area Affected :         Location : Bonding Cable Across Water Mete           100%         2033           Other Observation, Extent : Light, Area Affected :         Location : Throughout           Explanation : T-8 Lamps         2033           50%         2033           50%         2033           40%         2033           10%         2023	100%       2038       **         100%       2036       **         100%       2038       **         100%       2038       **         100%       4+       \$200 LIFE       **         Other Observation, Extent: Light, Area Affected: 50%       Location: Basement       Explanation: Bonding Cable Across Water Meter Is Missing         100%       2033       **         Other Observation, Extent: Light, Area Affected: 100%       Location: Throughout         Explanation: T-8 Lamps       2033       **         50%       2033       **         50%       2033       **         40%       2033       **         40%       2033       **         40%       2023       \$1,300	100%   2038   **   5	100%   2038   **   5   \$100

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.

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

Asset #: 14322

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Security System								
No Component	90%							
Generic	10%	2023	\$1,200	1	\$200			
	Other Observation, Extent	: Light, Area Affected	: 100%					
	Location: Throughout							
	Explanation : Cameras (	Observed						
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%	2036	* *	1-3	\$300			
_	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout							
	Explanation : Smoke De	tectors With Sounding I	Bases Observed					

Mechanical	Current I	Current Repair Future Replacement Maintenance		uture Replacement Ma		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2026	\$29,400	1	\$2,000	
	Other Observation, E	Extent : Light, Area A	ffected	: 100%			
	Location : Basemer	ıt Boiler Room					
	Explanation: 1 Uni	it- Hart And Grousse	- 120,0	000 Btu/hr			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$300	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$1,300	
	Other Observation, E	Extent : Light, Area A	ffected	: 100%			
	Location : Perimete	er Walls					
	Explanation: Cast	Iron Baseboard Rad	iators				
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Window/Wall Unit	70%		2023	\$5,600	1		
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$400	
No Component	90%						

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

Mechanical	Current Repai	r Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Ventilation									
Exhaust Fans									
Roof	5%	2028	\$300	2					
	Other Observation, Extent	: Light, Area Affected :	10%						
	Location: Side Of Building								
	Explanation : Kitchen Ex On Roof	haust Is Ducted Out Oj	f The Building And	d Up To A	An Exhaust Fan				
Wall Unit	5%	2028	\$100	2					
No Component	90%								
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2038	* *	1					
Water Heater									
Gas Fired	100%	2027	\$2,300	2	\$100				
	Other Observation, Extent : Light, Area Affected : 100%  Location : Basement Boiler Room								
	Explanation: 1 Unit A.O.	. Smith Capacity 40 Ga	allons, Installed 2	Years Ag	go.				
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Backflow Preventer									
Generic	100%	2028	\$1,000	1	\$300				
Fixtures									
Generic	100%								
Fire Suppression									
Chemical System									
Generic	100%	2023	\$1,900	1-3	\$4,000				

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

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#### Print Date: 25-Sep-2017 DIV. OF YOUTH & FAMILY JUSTICE - FY 2018

Asset Name : CROSSROADS JUVENILE DETENTION CENTER

Address : 17 BRISTOL ST. AT PITKIN AVE.

Borough : BROOKLYN Agency's Number : N/A

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

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

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 3498 Lot : 8 BIN : 3378202

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,324,100	\$268,900
Interior Architecture	\$913,100	\$975,800
Electrical		\$2,829,900
Mechanical	\$263,600	\$1,601,200
Total	\$3,500,700	\$5,675,800
Importance Code A	\$2,324,100	\$434,100
Importance Code B	\$1,025,700	\$5,241,700
Importance Code C	\$150,900	
Total	\$3,500,700	\$5,675,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$84,900	\$12,200		
Interior Architecture	\$120,100			\$19,200
Electrical	\$21,000	\$32,700	\$10,100	\$13,000
Mechanical	\$46,700	\$12,500	\$26,100	\$14,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$280,700	\$65,400	\$44,100	\$54,900
Importance Code A	\$118,000	\$18,400	\$6,200	\$6,500
Importance Code B	\$126,200	\$46,900	\$37,900	\$48,300
Importance Code C	\$36,400			
Total	\$280,700	\$65,400	\$44,100	\$54,900



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

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

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance			
vstem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior									
Exterior Walls	100/				_	001.000			
Cast Stone/Terra Cotta	10% 0-2	\$32,900	LIFE	**	5	\$91,000			
	Cracking/Crumbling, I Location: Throughou		a Affecte	ed : 10%					
	Staining/Discoloring, 1		Aroa A	facted: 15%					
	Location : Throughou		, лгеи пј	gecieu . 1570					
Masonry: Brick	25% Now	\$87,700	LIFE	* *	5	\$29,100			
<b>,</b>	Efflorescence, Extent:			30%	5	Ψ25,100			
	Location : Throughou		55						
	Horizontal Cracks, Ext	Horizontal Cracks, Extent: Moderate, Area Affected: 5%							
	Location: Throughou	ut							
	Vertical Cracks, Extent		fected :	5%					
	Location : Throughou								
	Water Penetration, Ext Location : Gymnasiu		rea Affe	cted : 10%					
Masonry: Brick	55%		LIFE	* *	5	\$64,100			
Metal Panel	5% Now	\$2,100	2047	* *	5	\$10,900			
	Deformed/Dented, Ext	_	Affected .	10%					
	Location : Throughou	ut							
Metal: Cage/Fence	5% Now	\$29,600	2040	* *	5	\$12,700			
	Corrosion/Rusting, Ext	-	Affected	: 10%					
	Location: Throughou								
	Deformed/Dented, Exte	_	Affected .	· 20%					
Windows	Location : Throughou	м							
Metal/Detention Type	100% Now	\$1,372,400	2037	* *	5	\$31,500			
Wetan Determion Type	Deteriorated Finish, E.			ected : 40%	3	ψ51,500			
	Location : Throughou		55						
	Glazing Broken/Cracke	ed, Extent : Mode	rate, Are	a Affected : 60%					
	Location : Throughou	ut							

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

Asset #: 4382

Architecture	Current Repair Future Replaceme		ent Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Parapets Cast Stone/Terra Cotta	75% Now \$277,600 Int Mortar Miss/Erod, Extent : Moderat Location : Throughout		5	\$84,800	
	Water Penetration, Extent : Moderate, A Location : Throughout	rea Affected : 20%			
Metal Panel	5% Now \$11,200  Deformed/Dented, Extent: Moderate, A  Location: Throughout  Water Penetration, Extent: Moderate, A  Location: Throughout		5	\$1,400	
Metal Rail	10% 0-2 \$3,900 Corrosion/Rusting, Extent : Light, Area Location : Throughout	2032 * * Affected : 10%	5	\$10,400	
Pre-Cast Concrete	10% 0-2 \$5,200 Water Penetration, Extent : Moderate, A Location : Gymnasium	LIFE ** rea Affected : 10%	5	\$9,200	
Roof Built-Up (BUR)	60% Now \$366,500 Alligatoring, Extent: Moderate, Area Aj Location: Throughout	2037 * * ffected : 30%			
	Ponding, Extent: Moderate, Area Affect Location: Throughout Vegetation Growth, Extent: Moderate, A				
	Location : Throughout  Water Penetration, Extent : Moderate, A  Location : Throughout	rea Affected : 10%			
Metal, Corrugated	30% Now \$35,300 Water Penetration, Extent : Moderate, A Location : Over Gymnasium	2040 ** rea Affected : 20%	1		
Metal Panel	5%  Corrosion/Rusting, Extent: Light, Area Location: Throughout  Other Observation, Extent: Light, Area Location: Above Balconies	Affected : 100%	10	\$12,200	
Skylight, Plastic	Explanation: Perforated Metal Screen 5% Now \$184,600 Glazing Broken/Cracked, Extent: Mode Location: Throughout	2032 **	1		

Interior

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Cast in Place Concrete		Now	\$16,800	LIFE	* *	5	\$35,400	
	_	Crumbling, n : Through	Extent : Moderate out	e, Area A <u>j</u>	fected : 15%			
Ceramic Tile		Now	\$125,300	2036	* *	5	\$16,200	
		Crumbling, n : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 20%			
Quarry Tile	5%	Now	\$23,200	2040	* *	5	\$6,100	
	_	Crumbling, n : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Sheet Vinyl/Rubber	10%	Now	\$24,000	2032	* *	5	\$12,100	
Ž		ded, Extent n : Through	: Light, Area Affec		6		. ,	
T. 65° T			эш	2027	Φ <b>2</b> 00 <b>7</b> 00		Ф20, 200	
Traffic Topping Vinyl Tile	10%	Now	\$247,400	2027 2027	\$200,500 \$618,400	5 3	\$20,200 \$27,300	
	Cracking/ Location Worn/Ero	Crumbling, n : Through	Extent : Moderate out : Moderate, Area A	, Area A <u>j</u>	ffected : 30%		¥-1,5000	
Interior Walls								
Cast in Place Concrete	5%	)		LIFE	* *			
Ceramic Tile		Now	\$35,800	2036	* *	5	\$3,200	
		Crumbling, n : Through	Extent : Light, Are	ea Affecte	ed : 30%		,	
Concrete Masonry Unit	40%	0-2	\$115,200	LIFE	* *	5	\$20,800	
,,	Cracking/		Extent : Light, Are		ed : 20%	-	4-0,000	
Glass: Single Pane	5%	Now	\$9,700	LIFE	* *	5	\$4,900	
C	_	Broken/Crac n : Through	ked, Extent : Light		fected : 20%		. ,	
Gypsum Board	40%	Now	\$21,500	LIFE	* *	5	\$31,200	
<b>71</b>	Cracking/		Extent: Moderate		ffected : 10%		,	
Plaster		Now	\$5,200	LIFE	* *	5	\$1,900	
Tiustei	Other Ob.	servation, E	xtent : Moderate, A out Bathrooms		cted : 100%	3	Ψ1,700	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4382

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$19,600	2040	* *	5	\$5,100	
	Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 30%			
	Location	: Through	out					
Exposed Concrete	10%			LIFE	* *	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$340,400	LIFE	* *			
•	Water Pene	etration, E	xtent : Light, Area	Affected .	: 20%			
	Location	: Through	out					
Gypsum Board	60%	0-2	\$49,000	LIFE	* *	5	\$121,400	
<b>.</b> 1	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
		: Through		00				
Metal Panel	15%			LIFE	* *	5	\$30,400	

Electrical		Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2037	* *	5	\$700		
Switchgear / Switchboard								
Air Circuit Breaker	100%		2037	* *	5	\$700		
Raceway								
Conduit	100%		2037	* *	1			
Panelboards								
Fused Disc Sw	5%		2035	* *	5	\$100		
Molded Case Bkrs	95%		2035	* *	5	\$3,100		
Wiring								
Thermoplastic	100%		2037	* *	1			
Motor Controllers								
Locally Mounted	10%		2032	* *	5	\$100		
Motor Control Center	90%		2032	* *	5	\$3,100		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,800		
Stand-by Power								
Transfer Switches								
Automatic	100%		2032	* *	1	\$38,500		
Generators								
Diesel	100%		2030	* *	1	\$48,400		
	Other Obs	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location	n : Generator Room Outside						
	Explana	tion : One 120 Kva Detroit Di	esel					
Batteries								
Nickel Cadmium	100%		2020	\$1,500	5	\$27,900		

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

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

Asset #: 4382

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
tand-by Power									
Fuel Storage				_	***				
Day Tank	50%	2035	* *	5	\$11,600				
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%						
	Location: Generator Room Outside								
M : T 1	Explanation : One 100 Gallon Tank	20.42	* *		<b>#1.000</b>				
Main Tank	50%	2042		5	\$1,800				
	Other Observation, Extent : Moderate, A Location : Basement	Area Affe	ctea : 100%						
	Explanation : One 6500 Gallon Tank								
ighting	Explanation: One 6300 Gatton Tank								
Interior Lighting									
Fluorescent	50%	2027	\$1,025,700	10	\$57,300				
	Compact Fluorescent Light, Extent : Mo			%	. ,				
	Location : Hallways, Lobby And Inma								
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%						
	Location: Hallways, Lobby And Inmates Room								
	Explanation: Lingting Covers Recom	nended T	To Replace Into Cle	ear Glass	To Get More				
	Brighter		•						
Fluorescent	10%	2027	\$205,100	10	\$11,500				
	T-5 Lamps And Fixtures, Extent : Moder Location : Offices	ate, Ared	a Affected : 100%						
Fluorescent	40%	2027	\$820,600	10	\$45,900				
	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%  Location: Throughout The Building								
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%						
	Location: Throughout The Building	33							
	Explanation: Lighting Covers Are Red Brighter	commena	led To Replace Into	Clear G	lass To Get More				
Egress Lighting	<u> </u>								
Emergency, Service	60%	2027	\$36,800	1					
Exit, LED	40%	2042	* *	1					
Exterior Lighting									
HID	100%	2027	\$471,300	10	\$400				
Alarm									
Security System									
No Component	90%	• • • -		_					
Generic	7%	2027	\$26,400	1	\$3,300				
Generic	3% Now \$11,300	2037	**	1	\$1,300				
	Cameras Damaged, Extent : Severe, Are Location : Some On Outside And Insid								
Fire/Smoke Detection		, - , - , - , - , - , - , - , - , -	0						
- II - SIII D COOK									
No Component	90%								

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4382

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	70%			2047	* *	1			
Interruptible Gas/Dual Fuel	30%			2047	* *	1			
			Extent : Moderate, 1 oom, Under Groun		cted : 30%				
		tion : Gas S Gallon Tani	Service Cannot Be . k	Interrupte	ed				
Conversion Equipment	· · · · · · · · · · · · · · · · · · ·								
Furnace	60%			2027	\$165,100	1	\$37,100		
I WILLIAM	Other Ob	servation, E	Extent : Light, Area	Affected					
	Location	ı:Roof							
	Explana	tion : 12 Re	oof Top Package U	nits					
Furnace	10%	Now	\$27,500	2037	* *	1	\$5,600		
	Abandone	ed in Place,	Extent : Severe, A	ea Affect	ed : 10%				
	Location	n: 1 Roof To	op Unit For The G	mnasium	ı, Roof				
Hot Water Boiler	30%	1		2032	* *	1	\$18,500		
			Extent : Light, Area		: 30%		, -,		
		n : Basemen							
	Explana	tion : 2 Du	al Fuel Hot Water .	Boilers					
Distribution									
Hot Wtr Piping/Pump	30%			2043	* *	4	\$2,800		
No Component	70%	ı							
Terminal Devices									
Convector/Radiator	25%			2032	* *	1	\$10,100		
Unit Heater - Steam	5%			2027	\$20,900	4	\$900		
No Component	70%	ı							
Air Conditioning									
Energy Source									
Electricity	100%	1		2043	* *	1			
Conversion Equipment Ext Pkg Unit -	80%	Now	\$117,100	2027	\$1,170,700	2	\$4,900		
Heating/Cooling			4,		4-,-,-,		4 - 9		
2 2	Other Observation, Extent: Light, Area Affected: 80%								
	Location	ı:Roof							
	Explana	tion: R-22	Refrigerant. Ineffi	cient And	Defective Units.				
No Component	20%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$107,700	LIFE	* *	2-5	\$69,700		
	Insul. Det Location	_	Extent : Severe, Ar	ea Affect	ed : 15%				
		=	Extent : Moderate, 1	Area Affo	cted : 20%				
				ca 11jje	2.24. 20/0				
	Location	n : Basemen	l.T.						

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

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

Asset #: 4382

Mechanical	Current F	Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
entilation Exhaust Fans Roof	100% Now	\$38,800	2027	\$194,100	2	\$3,100	
	Not in Service, Extent Location: Roof Other Observation, E. Location: Roof Explanation: Urgen Ventilation Relies O	xtent : Severe, Area at Exhaust Fans Re	a Affected :	70%	ding Is E	Enclosed, Air	
umbing	ventuation Reties O	n Exnaust Fans.					
H/C Water Piping Brass/Copper	100%		2047	* *	1		
Water Heater						** ***	
Gas Fired	100% Recent Installation, E Location : Basemen		2026 Affected : 1	\$71,300 900%	2	\$1,800	
	Other Observation, E.  Location : Basemen	xtent : Light, Area	Affected : 1	00%			
	Explanation : There	Are 2 Hot Water I	Heaters And	4 Storage Tank	s.		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2027	\$17,800	4	\$4,000	
Sewage Ejector(s) Electric	100%		2027	\$33,700	4	\$7,500	
Fixtures Generic	100%						
Generic	Other Observation, E.  Location : Through		a Affected :	100%			
	Explanation : Ceran Damaged		ppropriate I	For Detention C	enter Us	e - Too Easily	
ertical Transport Elevators	_						
Hydraulic	100% Other Observation, E. Location : (F) B-3, Explanation : Two U	(P) 1-3	LIFE Affected: 1	**			
ire Suppression	Елриниион : 1wo С	mus					
Sprinkler							
Generic	100%		2037	* *	1-2	\$35,000	
Fire Pump Generic	100%		2030	* *	1	\$23,300	
Chemical System Generic	100% Other Observation, E. Location : Kitchen	xtent : Light, Area	2022 Affected : 1	\$1,900	1-3	\$4,000	
	Explanation: 2 Sets						

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

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Print Date: 25-Sep-2017 DIV. OF YOUTH & FAMILY JUSTICE - FY 2018

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

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

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

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

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2276 Lot : 1 BIN : 2000133

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$593,900	\$204,500
Interior Architecture	\$255,200	\$583,500
Electrical		\$3,061,200
Mechanical	\$136,200	\$1,992,500
Total	\$985,200	\$5,841,700
Importance Code A	\$630,000	\$303,600
Importance Code B	\$308,900	\$5,490,300
Importance Code C	\$46,400	\$47,700
Total	\$985,200	\$5,841,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$95,900	\$9,000		\$43,800
Interior Architecture	\$62,300	\$14,100		\$4,700
Electrical	\$45,000	\$24,500	\$17,000	\$18,600
Mechanical	\$106,200	\$14,000	\$25,700	\$16,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$317,300	\$69,400	\$50,600	\$91,200
Importance Code A	\$111,400	\$14,000	\$4,900	\$49,000
Importance Code B	\$185,100	\$55,400	\$45,700	\$42,200
Importance Code C	\$20,800			
Total	\$317.300	\$69,400	\$50,600	\$91,200



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

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

Architecture	Current Re	pair	Futur	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls									
Masonry: Brick	60%		LIFE	* *	5	\$56,600			
	Efflorescence, Extent:								
	Location : Perimeter	Wall Along Westo	hester A	venue					
Masonry: Brick	5% Now	\$28,400	LIFE	* *	5	\$4,700			
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location: Room C10	7							
	Water Penetration, Exte	ent : Severe, Area	Affected	l : 10%					
	Location: Room C10	7							
Metal Sect. OHD	5%		2040	* *	5	\$14,700			
Metal: Cage/Fence	4%		2032	* *	5	\$16,500			
C	Other Observation, Ext	ent : Light, Area	Affected	: 100%					
	Location: Perimeter	Balconies							
	Explanation: Perfora	ted Panels							
Metal: Cage/Fence	1%		2032	* *	5	\$4,100			
C	Other Observation, Ext	ent : Light, Area	Affected	: 100%					
	Location : South Face	ıde							
	Explanation: Enclose	ed Sally Port							
Pre-Cast Concrete	20% 0-2	\$31,100	LIFE	* *	5	\$61,300			
	Staining/Discoloring, E	Extent : Light, Are	a Affecte	ed : 10%					
	Location: Throughou	t							
	Vertical Cracks, Extent	: Moderate, Area	Affected	d:5%					
	Location: Corners O	f Front Facade M	lain Entr	rance					
Window Wall	5%		2047	* *	5	\$17,700			
Windows									
Metal/Detention Type	98% 0-2	\$520,200	2047	* *	5	\$23,900			
<b>31</b>	Deteriorated Finish, Ex	tent : Moderate,	Area Aff	ected : 50%		-			
	Location : Second Flo	oor Windows							
	Other Observation, Ext	ent : Moderate, A	rea Affe	cted : 50%					
	Location : Plexi Repla								
	Explanation : Steel Fi	rames With High	Strength	Plexiglass Glazing	g				
Metal Louvers	2%		2030	* *	10	\$1,700			

Asset #: 4383

\$1,600 \$5,300 \$82,000	Priority
\$5,300	
\$5,300	
\$5,300	
\$82,000	
\$24,600	
_	524,600

Interior

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

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

Asset #: 4383

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors								
Cast in Place Concrete	Worn/Eroc		\$23,400 : Severe, Area Affe nt Mechanical Roon			5 Room	\$16,400	
Ceramic Tile	25%	Now	\$145,100	2036	* *	5	\$18,700	
Ceranne The	Broken/Mi Location	issing Elem : Through	ents, Extent : Mode out Bathrooms	erate, Ar		-	4-3,, 33	
	Location	: Through	e, Extent : Moderat out Bathrooms ed, Extent : Severe,					
	_		ues In Bathrooms -					
Panel/Paver: Cer/Brk	45%			2043	* *	5	\$151,900	
Vinyl Tile		Now	\$63,700	2027	\$318,300	3	\$14,100	
,	Location	: Basemer	ents, Extent : Seve at Corridor, Laundr	y Room,	Affected : 15% Loading Dock		. ,	
		led, Extent : Basemen	: Moderate, Area A at	Affected :	15%			
Interior Walls	3%			LIED	* *			
Cast in Place Concrete	30%	Now	\$46,400	LIFE LIFE	* *	5	\$16,700	
Concrete Masonry Unit	Water Pen		xtent : Moderate, A		cted : 5%	3	\$10,700	
Glass: Special Gauge	10%			LIFE	* *	1		
Gypsum Board	52%	0-2	\$15,000	LIFE	* *	5	\$43,500	
	Location	: Through						
	Location	: Through				A	······································	
			um Board Walls Ar From Inmates	e Noi Im	paci Kesisiani Ana	Are Susc	геривіе 10	
Gypsum Board	5% Cracking/	Now Crumbling,	\$5,800 Extent : Severe, A. Hold Showers	LIFE rea Affec	* * ted : 15%	5	\$4,200	
	Water Pen	etration, E	xtent : Severe, Ared I Hold Showers	ı Affected	d : 20%			
Ceilings								
AcousTileConcealSpLn	15%			2040	* *	5	\$28,100	
AcousTileSusp.Lay-In		etration, E.	\$18,200 xtent : Severe, Area			5	\$3,700	
		: Aamissio	ons Offices From H					
Exposed Concrete	20%			LIFE	* *	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$65,600	
Metal Panel	15%			LIFE	* *	5	\$28,100	

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Asset #: 4383

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost   Year   Estimated Cos   FY	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2037 **	* 5	\$500				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation : 4- Main Service S	witches (siemens Power Breaker	s) Rated (	@ 4000 Amperes				
Switchgear / Switchboard	Each.							
Molded Case Bkrs	100%	2037 **	* 5	\$2,600				
Raceway	10070	2037		\$2,000				
Conduit	100%	2037 * *	* 1					
Panelboards	10070	2037						
Fused Disc Sw	10%	2035 * *	* 5	\$200				
Molded Case Bkrs	90%	2035 * *		\$2,400				
Wiring	7070	2033		Ψ2,π00				
Thermoplastic	100%	2037 **	* 1					
Motor Controllers	10070	2037	-					
Locally Mounted	20%	2032 **	* 5	\$100				
Motor Control Center	80%	2032 * *		\$2,200				
round	0070			<b>\$2,2</b> 00				
Grounding Devices								
Generic	100%	LIFE * *	* 5	\$1,500				
tand-by Power				<del> </del>				
Transfer Switches								
Automatic	100%	2032 * *	* 1	\$30,800				
Generators				•				
Diesel	100%	2030 * *	* 1	\$38,700				
	Other Observation, Extent: Mode	erate, Area Affected : 100%						
	Location : Outside							
	Explanation : Emergency Gener	rator Rated @ 1200kw						
Batteries								
Lead/Acid	100%	2020 \$1,500	) 5	\$3,700				
Fuel Storage								
Day Tank	50%	2035 * *	\$ 5	\$9,300				
•	Other Observation, Extent: Mode	erate, Area Affected : 100%						
	Location : Generator Room							
	Explanation: 275 Gallons Rate	d Capacity						
Main Tank	50%	2042 * *	* 5	\$1,500				
	Other Observation, Extent : Mode	erate, Area Affected : 100%						
	Location : Underground							
	Explanation: 8000 Gallons							

Lighting

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Asset #: 4383

Electrical	Current Repai	r Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ighting							
Interior Lighting							
Fluorescent	10%	2027	\$164,100	10	\$9,200		
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%				
	Location : Hallways						
	Explanation: T-5 Lamps						
Fluorescent	70%	2027	\$1,148,800	10	\$64,200		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout To	he Building					
	Explanation: T-8 Lamps						
Fluorescent	20%	2027	\$328,200	10	\$18,300		
	Compact Fluorescent Ligh	t, Extent : Moderate, 1	Area Affected : 100	%			
	Location: Hallways And	Dorms					
Egress Lighting							
Emergency, Service	40%	2027	\$19,600	1			
Emergency, Battery	10%	2027	\$13,500	10	\$2,400		
Exit, LED	30%	2042	* *	1			
Exit, Service	20%	2027	\$6,700	1			
Exterior Lighting							
HID	30%	2027	\$113,100	10	\$100		
No Component	70%						
larm							
Security System							
No Component	30%						
Generic	60%	2027	\$181,200	1	\$22,400		
	Other Observation, Extent	. 55	ected : 100%				
	Location: Hallways And						
	Explanation: CCTV Surv						
Generic	10% Now	\$30,200 2037	* *	1	\$3,400		
	Other Observation, Extent		d : 100%				
	Location : Hallways And Dorms						
	Explanation : Approxima	tely 30 Cameras Are	Not Functioning				
Fire/Smoke Detection							
Generic, Digital	100%	2027	\$1,034,000	1-3	\$61,600		
	Other Observation, Extent		ected : 100%				
	Location: Throughout The	_					
	Explanation : Strobe Ligi	hts, Alarm Bells, Man	ual Pull Stations, H	Iorns And	l Strobe Lights		

Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

Asset #: 4383

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating				•				•
Energy Source								
Natural Gas	50%			2047	* *	1		
Interruptible Gas/Dual Fuel	50%			2037	* *	1		
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Buried I	n Court Yard					
	Explanat	ion : One d	8000 Gallon Oil Ta	nk				
Conversion Equipment								
Furnace	45%			2027	\$99,100	1	\$22,300	
Furnace	5%	Now	\$11,000	2037	* *	1	\$2,200	
	Malfunctioning, Extent: Moderate, Area Affected: 15%							
			mnasium Packaged	d Roof To	pp Air Conditioning	g Unit H	as Multiple	
		cal Defects	S					
Hot Water Boiler	45%			2032	* *	1	\$22,300	
			Extent : Light, Area	Affected	: 100%			
		: Boiler R						
		ion : 2 Un						
Hot Water Boiler	5%	0-2	\$36,000	2047	* *	1	\$2,200	
		_	nt : Moderate, Ared					
			ıt Boiler Room, Boi	ler Burn	er Control Panels	Will Not	Switch Fuel	
D: / '1 /'	Source Ai	utomatical	lly					
Distribution	1000/			20.42	* *	4	¢7.400	
Hot Wtr Piping/Pump	100%			2043		4	\$7,400	
Terminal Devices	400/			2027	\$525 000	1	¢24.700	
Air Handler	40%	0.2	<b>#100 100</b>	2027	\$525,900 * *	1	\$24,700	
Convector/Radiator	20%	0-2	\$100,100	2047		I	\$5,800	
	-	_	nt : Severe, Area Aj	-		· C · · · · · · · · · · · · · · · ·	D	
			out, Defective Build tive Climate Contro				Koom	
Convector/Radiator	40%	ais, Dejec	iive Ciimaie Conire	$\frac{n \operatorname{Compr}}{2032}$	**	1	\$12,900	
	4070			2032		1	\$12,900	
Air Conditioning								
Energy Source	100%			2043	* *	1		
Electricity  Conversion Equipment	10070			2043		1		
Conversion Equipment	100%	Norr	\$23,400	2027	¢1 170 700	2	\$4,900	
Ext Pkg Unit - Heating/Cooling	10070	NOW	\$23,400	2027	\$1,170,700	2	\$4,900	
nearing/Cooming	D 22 Dafri	agrant Ex	tont : Light Area A	ffootod:	10/			
	R-22 Refrigerant, Extent: Light, Area Affected: 1%  Location: AC Units							
			s Extent : Light, Area	Affactad	. 100%			
			zieni . Ligni, Area	Ајјестеи	. 100%			
	Location	-	and Poofton Car	Fired A:	· Conditionina II:	te.		
Ventilation	Explanat	ion : Pack	aged Rooftop Gas	r trea Atr	Conamoning Uni	ıs		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	
Ductwork/Diffusers	100 70			LIFE		2-3	\$33,000	

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Asset #: 4383

lechanical	Current Repair	Future Replacement	Maintenance					
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
ntilation								
Exhaust Fans								
Roof	40%	2027 \$62,100	2	\$1,200				
Roof	10% Now \$15,500	2037 * *	2	\$200				
	Malfunctioning, Extent : Severe, Area A	ffected : 100%						
	Location: Roof, Multiple Mechanical	And / Or Electrical Defects	3					
Roof	50%	2027 \$77,600	2	\$1,500				
	Other Observation, Extent : Light, Area			. ,				
	Location: Roof	33						
	Explanation : This Component Is Alre	adv Accounted For Under T	he Cooli	ng Section Of				
	This Report	,		ag according of				
umbing								
H/C Water Piping								
Brass/Copper	95%	2047 **	1					
Brass/Copper	5% 0-2 \$34,900	2057 **	1					
11	Damaged, Extent : Severe, Area Affecte	d: 100%						
	Location : Ruptured Underground Sup	pply Water Pipe To Court Yo	ırd Water	Fountain				
Water Heater								
Gas Fired	100%	2025 \$57,000	2	\$1,500				
	Other Observation, Extent: Moderate,		_	4-,				
	Location : Boiler Room							
	Explanation : Two Gas Fired Hot Wat	er Heaters						
Sanitary Piping								
Cast Iron	100%	LIFE **	1					
Cust Iron	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Basement Level							
	Location : Basement Level Explanation : Newly Installed Macerator							
Storm Drain Piping	Zipiananien Trenty Instance IIzaceia							
Cast Iron	100%	LIFE **	1					
Sump Pump(s)	10070	L						
Non-Submersible	100%	2027 \$14,300	4	\$3,200				
Sewage Ejector(s)	10070	2021 \$17,300	т	Ψ3,200				
Electric	100%	2027 \$26,900	4	\$6,000				
	10070	2021 \$20,900	+	\$0,000				
Backflow Preventer	100%	2022 **	1	ØC 100				
Generic		2032 **	1	\$6,100				
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: First Floor							
F'	Explanation : Backflow Preventer Loc	ratea On The First Floor						
Fixtures	1000/							
Generic	100%	A ACC , 1 100/						
	Other Observation, Extent: Moderate, .	Area Affectea : 10%						
	Location : All Toilet Rooms		_					
	Explanation: Frequent Maintenance	And Repair Of Plumbing Fi	xtures Is	Kequired				

Vertical Transport

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

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Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : S	'evere, Area Affected : 50	0%			
	Location: Basement, 1st Fl	oor, 2nd Floor				
	Explanation : There Are 2 H	lydraulic Elevators				
Fire Suppression						
Sprinkler						
Generic	100%	2047	* *	1-2	\$28,000	
Fire Pump						
Generic	100%	2036	* *	1	\$18,700	
Chemical System						
Generic	100%	2022	\$1,900	1-3	\$4,000	
	Other Observation, Extent : I	ight, Area Affected : 100	0%			
	Location: Kitchen					
	Explanation : Chemical Fir	e Suppression System In	Kitchen			