

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



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

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

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

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

Asset # : 14321

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$15,900	LIFE	**	5	\$5,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South And West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	5%	Now	\$2,500	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	25%	Now	\$2,700	2041	**	5	\$2,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%	Now	\$600	2044	**	5	\$400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor, Window Boarded Up</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Units Remain Locked Throughout For Security Purposes</i>								
Wood	5%			2027	\$1,100	5	\$400	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5-10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Masonry: Brick	90%			LIFE	**	5-10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Roof								
Asphalt Shingle	15%			2031	**	10	\$100	
Metal, Corrugated	20%	0-2	\$2,400	2048	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Canopy</i>								
Modified Bitumen	65%			2033	**	10	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access, No Interior Leaks</i>								

Interior

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

Asset # : 14321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$6,700	
Ceramic Tile	5%			2031	**	5	\$300	
Vinyl Tile	30%	0-2	\$1,600	2033	**	3	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Wood	40%	2-4	\$8,000	2056	**	5	\$2,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First And Second Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floors</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$2,900	
Ceramic Tile	10%			2037	**	5	\$800	
Gypsum Board	50%	Now	\$1,600	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor Basement Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	25%			LIFE	**	5	\$15,200	
Ceilings								
Exposed Struc: Wood	20%			LIFE	**	10	\$1,800	
Gypsum Board	80%			LIFE	**	5-10	\$16,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basment</i>								
Site Enclosure								
Fence/Gates								
Chain link	100%			2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Watson Ave</i>								
<i>Explanation : Fence Leaning</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Parking Area</i>								
<i>Explanation : Cracking</i>								

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

Under 600 Volts

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

Asset # : 14321

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 200 Amperes Main Disconnect Switch</i>						
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Room</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2033	**	10	\$3,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Incandescent	20%			2023		2	\$4,300	
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$500	
Exit, Battery	50%			2028		10	\$100	
Exterior Lighting								
HID	40%			2033	**	10		
Incandescent	10%			2023		2	\$1,300	
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2028		1	\$2,500	\$300
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2028		1-3	\$8,400	\$500
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Smoke Detectors With Sounding Bases</i>						

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

Heating

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Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$2,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit, Hart And Grousse Corp. - 120,000 Btu/hr</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$300	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$1,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Perimeter Walls</i>					
			<i>Explanation : Cast Iron Baseboard Radiators</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	60%			2023		1	\$4,800	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$400	
No Component	90%							
Exhaust Fans								
Wall Unit	5%	Now		2028	\$100	2		
			<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Second Floor Bathroom, Defective Exhaust Fan</i>					
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : Bathroom Only</i>					
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$2,300	2	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 40 Gallon Rheems</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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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



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

Asset # : 14322

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$15,900	LIFE	**	5	\$5,300	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Window Lintels, East Facade</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : East Facade</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : East Facade, Window Sill</i>							
Pre-Cast Concrete	5%	Now	\$2,500	LIFE	**	5	\$1,200	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Window Sills</i>							
Stucco Cement	25%	2-4	\$2,700	2041	**	5	\$2,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
Windows								
Aluminum	95%			2044	**	5	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Units Remain Locked Throughout For Security Purposes</i>							
Wood	5%			2027		5	\$400	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5-10	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Observed From Ground</i>							
Masonry: Brick	90%			LIFE	**	5-10	\$2,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Observed From Ground</i>							
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Observed From Ground</i>							
Roof								
Asphalt Shingle	15%			2031	**	10	\$100	
Metal, Corrugated	5%	0-2	\$600	2048	**	1		
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Front Canopy</i>							
Modified Bitumen	80%			2033	**	10	\$2,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : No Access, No Interior Leaks</i>							
Interior								

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

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$6,700	
Ceramic Tile	5%			2031	**	5	\$300	
Vinyl Tile	45%	0-2	\$7,000	2028	\$23,300	3	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	25%	2-4	\$5,000	2056	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floors</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$2,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2037	**	5	\$400	
Gypsum Board	55%			LIFE	**	5-10	\$7,100	
Wood	25%			LIFE	**	5	\$15,200	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$7,400	2048	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Exposed Struc: Wood	10%			LIFE	**	10	\$900	
Gypsum Board	75%	0-2	\$4,600	LIFE	**	5	\$5,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor, Bad Craftsmanship</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor At Repair Area</i>								
Site Enclosure								
Fence/Gates								
Chain link	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

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

Asset # : 14322

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

Site Pavements

Parking/Driveway

Asphalt

100%

2031

**

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

Location : At Parking Area

Explanation : Cracking

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2038

**

5

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

Location : Basement

Explanation : One 200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2038

**

5

\$100

Raceway

Conduit

100%

2038

**

1

Panelboards

Molded Case Bkrs

100%

2036

**

5

\$100

Wiring

Thermoplastic

100%

2038

**

1

Ground

Grounding Devices

Generic

100%

4+

\$200

LIFE

**

5

\$100

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

Location : Basement

Explanation : Bonding Cable Across Water Meter Is Missing

Lighting

Interior Lighting

Fluorescent

100%

2033

**

10

\$3,700

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

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery

50%

2033

**

10

\$500

Exit, Battery

50%

2033

**

10

\$100

Exterior Lighting

HID

40%

2033

**

10

Incandescent

10%

2023

\$1,300

2

No Component

50%

Alarm

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

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 Detectors With Sounding Bases Observed

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2026

\$29,400

1

\$2,000

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

Location : Basement Boiler Room

Explanation : 1 Unit- Hart And Grouse - 120,000 Btu/hr

Distribution

Hot Wtr Piping/Pump

100%

2036

* *

4

\$300

Terminal Devices

Convactor/Radiator

100%

2033

* *

1

\$1,300

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

Location : Perimeter Walls

Explanation : Cast Iron Baseboard Radiators

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

70%

2023

\$5,600

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$400

No Component

90%

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

Asset # : 14322

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	5%			2028	\$300	2		
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Side Of Building</i>							
	<i>Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit A.O. Smith Capacity 40 Gallons, Installed 2 Years Ago.</i>							
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	

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

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
Program / Asset # : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010
Area Sq Ft : 125,000 **Project Type** : JUVENILE JUSTICE
Date of Survey : 18-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3498 **Lot** : 8 **BIN** : 3378202

CAPITAL	FY 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



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

Asset # : 4382

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$32,900	LIFE	**	5	\$91,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	25%	Now	\$87,700	LIFE	**	5	\$29,100	
			<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Gymnasium, Throughout</i>					
Masonry: Brick	55%			LIFE	**	5	\$64,100	
Metal Panel	5%	Now	\$2,100	2047	**	5	\$10,900	
			<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal: Cage/Fence	5%	Now	\$29,600	2040	**	5	\$12,700	
			<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Windows								
Metal/Detention Type	100%	Now	\$1,372,400	2037	**	5	\$31,500	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					

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

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

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

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

Asset # : 4382

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	75%	Now	\$277,600	LIFE	**	5	\$84,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$11,200	2047	**	5	\$1,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	0-2	\$3,900	2032	**	5	\$10,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	0-2	\$5,200	LIFE	**	5	\$9,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Roof								
Built-Up (BUR)	60%	Now	\$366,500	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	30%	Now	\$35,300	2040	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Gymnasium</i>								
Metal Panel	5%			2040	**	10	\$12,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Balconies</i>								
<i>Explanation : Perforated Metal Screen</i>								
Skylight, Plastic	5%	Now	\$184,600	2032	**	1		
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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.

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

Asset # : 4382

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$16,800	LIFE	**	5	\$35,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	Now	\$125,300	2036	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$23,200	2040	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	10%	Now	\$24,000	2032	**	5	\$12,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	10%			2027	\$200,500	5	\$20,200	
Vinyl Tile	45%	Now	\$247,400	2027	\$618,400	3	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$35,800	2036	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	0-2	\$115,200	LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$9,700	LIFE	**	5	\$4,900	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	40%	Now	\$21,500	LIFE	**	5	\$31,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$5,200	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Explanation : Epoxy Finish</i>								

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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.

DIV. OF YOUTH & FAMILY JUSTICE - 130
CROSSROADS JUVENILE DETENTION CENTER
Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$19,600	2040	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$340,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	60%	0-2	\$49,000	LIFE	**	5	\$121,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%			LIFE	**	5	\$30,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 120 Kva Detroit Diesel</i>								
Batteries								
Nickel Cadmium	100%			2020		5	\$27,900	

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

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

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

Asset # : 4382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage Day Tank	50%			2035	**	5	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 100 Gallon Tank</i>								
Main Tank	50%			2042	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 6500 Gallon Tank</i>								
Lighting								
Interior Lighting Fluorescent	50%			2027	\$1,025,700	10	\$57,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Inmates Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Inmates Room</i>								
<i>Explanation : Lihgting Covers Recommended To Replace Into Clear Glass To Get More Brighter</i>								
Fluorescent	10%			2027	\$205,100	10	\$11,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	40%			2027	\$820,600	10	\$45,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lighting Covers Are Recommended To Replace Into Clear Glass To Get More Brighter</i>								
Egress Lighting								
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	
<i>Cameras Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Some On Outside And Inside Of The Building</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$129,200	1-3	\$7,700	

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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.

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

Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	70%			2047	**	1		
Interruptible Gas/Dual Fuel	30%			2047	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i> <i>Location : Boiler Room, Under Ground Vault</i> <i>Explanation : Gas Service Cannot Be Interrupted</i> <i>1 8,000 Gallon Tank</i>								
Conversion Equipment								
Furnace	60%			2027	\$165,100	1	\$37,100	
<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Roof</i> <i>Explanation : 12 Roof Top Package Units</i>								
Furnace	10%	Now	\$27,500	2037	**	1	\$5,600	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i> <i>Location : 1 Roof Top Unit For The Gymnasium, Roof</i>								
Hot Water Boiler	30%			2032	**	1	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i> <i>Location : Basement</i> <i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2043	**	4	\$2,800	
No Component	70%							
Terminal Devices								
Convactor/Radiator	25%			2032	**	1	\$10,100	
Unit Heater - Steam	5%			2027	\$20,900	4	\$900	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%	Now	\$117,100	2027	\$1,170,700	2	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Roof</i> <i>Explanation : R-22 Refrigerant. Inefficient And Defective Units.</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$107,700	LIFE	**	2-5	\$69,700	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 15%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Basement</i> <i>Explanation : Several Field Modifications Have Been Made To Correct Air Flow</i>								

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

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

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

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

Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$38,800	2027	\$194,100	2	\$3,100	
<i>Not in Service, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2026	\$71,300	2	\$1,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Are 2 Hot Water Heaters And 4 Storage Tanks.</i>								
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%							
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Facility</i>								
<i>Explanation : Ceramic Fixtures Not Appropriate For Detention Center Use - Too Easily Damaged</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (F) B-3, (P) 1-3</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2037	**	1-2	\$35,000	
Fire Pump								
Generic	100%			2030	**	1	\$23,300	
Chemical System								
Generic	100%			2022	\$1,900	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

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

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

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DIV. OF YOUTH & FAMILY JUSTICE - 130
CROSSROADS JUVENILE DETENTION CENTER
Asset # : 4382

*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

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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$56,600	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Perimeter Wall Along Westchester Avenue</i>								
Masonry: Brick	5%	Now	\$28,400	LIFE	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room C107</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room C107</i>								
Metal Sect. OHD	5%			2040	**	5	\$14,700	
Metal: Cage/Fence	4%			2032	**	5	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Balconies</i>								
<i>Explanation : Perforated Panels</i>								
Metal: Cage/Fence	1%			2032	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Enclosed Sally Port</i>								
Pre-Cast Concrete	20%	0-2	\$31,100	LIFE	**	5	\$61,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners Of Front Facade Main Entrance</i>								
Window Wall	5%			2047	**	5	\$17,700	
Windows								
Metal/Detention Type	98%	0-2	\$520,200	2047	**	5	\$23,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Floor Windows</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Plexi Replaced On First Floor Only</i>								
<i>Explanation : Steel Frames With High Strength Plexiglass Glazing</i>								
Metal Louvers	2%			2030	**	10	\$1,700	

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	10%	Now	\$4,700	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staff Terrace</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Staff Terrace Into Hall Below</i>								
Metal: Cage/Fence	10%	4+	\$1,600	2040	**	5	\$5,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Pitch Pockets</i>								
Pre-Cast Concrete	80%	2-4	\$23,300	LIFE	**	5	\$82,000	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Right Angle Corners Throughout</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Right Angle Corners Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice Caps</i>								
Roof								
Built-Up (BUR)	60%	0-2	\$73,700	2032	**			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Rooftop Units Adn Various Roof Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wall Abutting Gymnasium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Y-elevator Shaft, Above O.c.f.s.</i>								
Cast in Place Concrete	5%	Now	\$900	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Staff Terrace</i>								
Metal, Corrugated	20%	0-2	\$5,900	2040	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Gymnasium</i>								
<i>Explanation : Standing Seam Roof</i>								
Metal Panel	10%			2032	**	10	\$24,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Balconies</i>								
<i>Explanation : Perforated Metal Screens</i>								
Skylight, Plastic	5%			2040	**	1		
Interior								

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$23,400	LIFE	**	5	\$16,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Rooms - Ejector Pump, Boiler Room</i>								
Ceramic Tile	25%	Now	\$145,100	2036	**	5	\$18,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mold Issues In Bathrooms - Improper Venting</i>								
Panel/Paver: Cer/Brk	45%			2043	**	5	\$151,900	
Vinyl Tile	25%	Now	\$63,700	2027	\$318,300	3	\$14,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Corridor, Laundry Room, Loading Dock</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Interior Walls								
Cast in Place Concrete	3%			LIFE	**			
Concrete Masonry Unit	30%	Now	\$46,400	LIFE	**	5	\$16,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair R Bulkhead</i>								
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	52%	0-2	\$15,000	LIFE	**	5	\$43,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gypsum Board Walls Are Not Impact Resistant And Are Susceptible To Constant Damage From Inmates</i>								
Gypsum Board	5%	Now	\$5,800	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : C107, H Hold Showers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : C107, H Hold Showers</i>								
Ceilings								
AcousTileConcealSpLn	15%			2040	**	5	\$28,100	
AcousTileSusp.Lay-In	5%	Now	\$18,200	2032	**	5	\$3,700	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Admissions Offices From H Hold Shower Above</i>								
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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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

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

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$164,100	10	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	70%			2027	\$1,148,800	10	\$64,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2027	\$328,200	10	\$18,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Dorms</i>								
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%							
Alarm								
Security System								
No Component	30%							
Generic	60%			2027	\$181,200	1	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Dorms Outside</i>								
<i>Explanation : CCTV Surveillance</i>								
Generic	10%	Now	\$30,200	2037	**	1	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways And Dorms</i>								
<i>Explanation : Approximately 30 Cameras Are Not Functioning</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$1,034,000	1-3	\$61,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns And Strobe Lights</i>								

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

Heating

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	50%			2047	**	1		
Interruptible Gas/Dual Fuel	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In Court Yard</i>								
<i>Explanation : One 8000 Gallon Oil Tank</i>								
Conversion Equipment								
Furnace	45%			2027	\$99,100	1	\$22,300	
Furnace	5%	Now	\$11,000	2037	**	1	\$2,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof, Gymnasium Packaged Roof Top Air Conditioning Unit Has Multiple Mechanical Defects</i>								
Hot Water Boiler	45%			2032	**	1	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	5%	0-2	\$36,000	2047	**	1	\$2,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$7,400	
Terminal Devices								
Air Handler	40%			2027	\$525,900	1	\$24,700	
Convactor/Radiator	20%	0-2	\$100,100	2047	**	1	\$5,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Building Automation System, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers</i>								
Convactor/Radiator	40%			2032	**	1	\$12,900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	\$23,400	2027	\$1,170,700	2	\$4,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : AC Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Packaged Rooftop Gas Fired Air Conditioning Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	

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Asset # : 4383

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	40%			2027	\$62,100	2	\$1,200	
Roof	10%	Now	\$15,500	2037	**	2	\$200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Mechanical And / Or Electrical Defects</i>								
Roof	50%			2027	\$77,600	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2047	**	1		
Brass/Copper	5%	0-2	\$34,900	2057	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ruptured Underground Supply Water Pipe To Court Yard Water Fountain</i>								
Water Heater								
Gas Fired	100%			2025	\$57,000	2	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Gas Fired Hot Water Heaters</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Newly Installed Macerator</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$14,300	4	\$3,200	
Sewage Ejector(s)								
Electric	100%			2027	\$26,900	4	\$6,000	
Backflow Preventer								
Generic	100%			2032	**	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Backflow Preventer Located On The First Floor</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Toilet Rooms</i>								
<i>Explanation : Frequent Maintenance And Repair Of Plumbing Fixtures Is Required</i>								
Vertical Transport								

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	* *			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, 1st Floor, 2nd Floor</i>								
<i>Explanation : There Are 2 Hydraulic Elevators</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Chemical Fire Suppression System In Kitchen</i>								

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