Print Date: 22-Oct-2012 DIV. OF YOUTH & FAMILY JUSTICE - FY 2013

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 : 16-Dec-2009 Landmark Status : NONE

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

Block : 3753 Lot : 1 BIN : 2024244

CAPITAL

Total

Priority

Total

Ψ30,000			Ψ200
\$58.800			\$200
\$16,700	\$300	\$14,700	\$400
\$29,800			\$300
\$105,300	\$300	\$14,700	\$900
\$3,300	\$300	\$4,900	\$400
\$3,300		\$9,900	
\$68,900			\$200
\$29,800			\$300
FY 2014	FY 2015	FY 2016	FY 2017
	\$29,800 \$68,900 \$3,300 \$3,300 \$105,300 \$29,800	\$29,800 \$68,900 \$3,300 \$3,300 \$105,300 \$29,800 \$16,700 \$300	\$29,800 \$68,900 \$3,300 \$3,300 \$3,300 \$105,300 \$105,300 \$105,300 \$300 \$14,700 \$16,700 \$300 \$14,700



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

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

chitecture	Current F	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior							
Exterior Walls		44.			_		
Masonry: Brick	67% Now Diagonal Cracks, Ex Location: East Fac Horizontal Cracks, E Location: South Fo Vertical Cracks, Exte Location: West Fac	cade xtent : Moderate, A acade ent : Moderate, Are	Area Affed	cted : 2%	5	\$4,100	A
Pre-Cast Concrete	3% 0-2 Jnt Mortar Miss/Erod Location: Window		LIFE te, Area A	* * ffected : 25%	5	\$600	A
Stucco Cement	25% Now Cracking/Crumbling, Location: West Fac	cade			5	\$1,900	A
	Vertical Cracks, Exte	cade		1:3%			
Weathering Steel	3% 4+ Other Observation, E Location: Exterior Explanation: Actua	Fire Escapes			1 Of Renai	ntina	A
Wood	2% 4+ Deteriorated Finish, Location: Wood En Paint Peeling, Extens Location: Wood En	\$1,500 Extent : Moderate, atrance Door : Moderate, Area	2034 Area Affa	* * ected : 50%	5	\$300	A
Windows							
Aluminum	85%		2037	* *	5	\$500	Α
Aluminum	15% Now Air Infiltration, Exter Location: At Winds Deteriorated Finish, Location: Shower of Glazing Clouded, Extended to the control of the c	ow Air Conditionin Extent : Severe, Ar Rooms On Second A tent : Moderate, Ar Rooms On Second A ent : Severe, Area A	2046 ffected: 2 g Units rea Affecte And Thire rea Affect And Thire Affected:	ed : 50% I Floors And Dorn ed : 50% I Floors And Dorn 100%	5 nitories 5	5, 7 And 8 5, 7 And 8	A
Parapets							
Cast Stone/Terra Cotta	7% 0-2 Jnt Mortar Miss/Erod Location : Clay Tild			* * ffected : 50%	5	\$200	A
		coping in sount	araper				
Masonry: Brick	90%	c coping in bount	LIFE	* *	5	\$300	A

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.

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Shingle	Location Worn/Ero	: Dormito ded, Extent	\$1,300 Extent : Light, Area ry At Third Floor : Moderate, Area I Roof At East Side					A
Metal Panel	4%	Now	\$1,200	2041	* *			A
Wetai Tanci	Deformed	Dented, E	41,200 xtent : Light, Area A Over Front Entry L	Affected .	: 25%			Α
Modified Bitumen	Location Ponding, I	: At South	oderate, Area Affect					A
nterior								
Floors						_	** • • • •	~
Cast in Place Concrete	20%			LIFE	* *	5	\$2,200	C
Ceramic Tile	5%	Now	¢16 200	2024 2031	**	5	\$300	C
Vinyl Tile	Location Loose Uni Location Worn/Eroo	: Third Fl ts, Extent : : Third Fl ded, Extent	Moderate, Area Aj	, Area A fected : . Affected	ffected : 20% 20% : 25%	3	\$700	С
Wood	Location Split/Crac Location Other Obs Location	: First And ked, Extent : First And ervation, E : First, Se	\$4,100 Extent: Moderate, d Second Floors : Moderate, Area a d Second Floors Extent: Moderate, A cond, Third Floors aking Noise	Affected Area Affe	: 15% ected : 20%	5	\$1,900	С

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

Asset #: 14321

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior	_							
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			C
Ceramic Tile	5%	Now	\$9,000	2036	* *	5	\$200	C
	_	_	Extent : Moderate On Second And Th	-	-			
			d, Extent : Modera					
			ı, Extent : Moderal On Second And Ti					
			'xtent : Moderate, A					
			On Second And Ti					
Gypsum Board	50%	0-2	\$11,100	LIFE	* *	5	\$1,900	С
Gypsum Bourd			: Moderate, Area		: 20%	5	Ψ1,500	C
		ı : Through		33				
	Staining/L	Discoloring,	, Extent : Moderate	e, Area A	ffected : 50%			
	Location	ı : Through	out					
			Extent : Light, Area	Affected	1:5%			
		ı : Through						
	-	tion : Impa						
Wood	25%	2-4	\$9,100	LIFE	* *	5	\$6,200	C
			Extent : Moderate,	Area Af	fected : 50%			
			ts Throughout	A CC . 1	200/			
	-		: Moderate, Area ts Throughout	Ајјестеа	: 20%			
Wasd		$\frac{0-2}{}$		LIDD	* *		¢1 200	
Wood	5%		\$9,100 Extent : Moderate,	LIFE		5	\$1,200	C
			Exiem : Moderdie, oors Throughout	Агеи Ау	Jecieu . 3070			
			: Moderate, Area	Affected	: 25%			
	-		oors Throughout	33				
	Other Obs	servation, E	Extent : Light, Area	Affected	! : 10%			
	Location	ı : Through	out					
	Explana	tion : Defe	ctive Hardware					
Ceilings			*	20.11		_	* • -	_
AcousTileSusp.Lay-In	15%		\$4,900	2041	**	5	\$400	В
		issing Elem 1 : Basemen	ients, Extent : Seve	re, Area	Affected: 15%			
			a Extent : Moderate	Area A	ffected : 35%			
	_	ı : Basemen		,, 111 ca 1 i	geerea : 5570			
			, Extent : Severe, A	rea Affe	cted : 50%			
		ı : Basemen		33				
	Other Obs	servation, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	ı : Bottom (Of Stairs In Baseme	ent				
	_	tion : There	e Is A Temporary S	teel Lally	v Column Installed	! Under F	irst Floor Wood	
	Girder							
Gypsum Board	85%	0-2	\$5,200	LIFE	**	5	\$5,300	В
			Extent : Moderate, 1 out	Area Affe	естеа : 25%			
		_		alarin ~				
		ı : Through tion : Paint	out Peeling And Disco	oloring				

Site Enclosure

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.

Architecture	Current Rep	air	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Site Enclosure							
Fence/Gates							
Chain link	100%		2031	* *			С
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$2,100	2026	* *			C
	Other Observation, Exte	nt : Moderate, A	rea Affe	cted : 20%			
	Location : Along Watso	on Avenue					
	Explanation: Uneven	Panels/Cracking	g/Trip Ha	uzards			
Parking/Driveway							
Asphalt	100%		2024	* *			C
-	Other Observation, Exte	nt : Light, Area	Affected	: 15%			
	Location : At Parking A	Area					
	Explanation: Cracking	3					

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	* *	5	\$100	В
	Other Observation, Extent: Modera	ite, Area Affec	ted : 100%			
	Location: Basement					
	Explanation : Main Service Switch	h Rated @ 200	Amperes.			
Raceway						
Conduit	100%	2031	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2029	* *	5	\$100	В
Wiring						
Thermoplastic	100%	2031	* *	1		В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		В
Lighting						
Interior Lighting						
Fluorescent	60%	2016	\$4,700	10	\$1,800	В
	Other Observation, Extent: Modera	ite, Area Affec	ted : 100%			
	Location: Basement, 1st Floor					
	Explanation: T-12 Lamps					
Fluorescent	30%	2021	\$2,400	10	\$900	В
	Other Observation, Extent: Modera	ite, Area Affec	ted : 100%			
	Location: 2nd Floor	50				
	Explanation: T-8 Lamps					
Incandescent	10%	2016	\$800	2		В

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

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

Asset #: 14321

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	40%	Now	\$1,100	2031	* *			В
	Not Functi	oning, Ext	ent : Moderate, Are	ea Affect	ed : 100%			
	Location	: Through	out The Building					
Emergency, Battery	10%			2021	\$300	10	\$100	В
Exit, Battery	20%	Now	\$1,100	2031	* *			В
•	Not Functi	oning, Ext	ent : Moderate, Are	ea Affect	ed : 100%			
	Location	: Through	out The Building					
Exit, Battery	30%			2021	\$1,600	10	\$100	В
Exterior Lighting								
HID	40%			2016	\$2,200	10		В
HID	20%	Now	\$1,100	2031	* *			В
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
	Location	: Mountea	On Exterior Walls					
Incandescent	40%			2016	\$300	2		В

Mechanical	Current Rep	air Futu	re Replacement	М	aintenance			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating								
Energy Source								
Natural Gas	100%	2041	* *	1		В		
Conversion Equipment								
Hot Water Boiler	100%	2026	* *	1	\$1,700	В		
	Other Observation, Exte	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Basement B	oiler Room						
	Explanation: 1 Unit, I	Hart & Grousse Corp	120,000 Btu/hr					
Distribution								
Hot Wtr Piping/Pump	100%	2029	* *	4	\$200	В		
	Other Observation, Exte	nt : Light, Area Affecte	d: 100%					
	Location: 1st, 2nd & 3	3rd Floor						
	Explanation: 3 Zones							
Terminal Devices								
Convector/Radiator	100%	2026	* *	1	\$1,100	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Perimeter V	Valls						
	Explanation: Cast Iron	n Baseboard Radiators						
Air Conditioning	<u>-</u>							
Energy Source								
Electricity	100%	2029	* *	1		В		
Conversion Equipment								
Window/Wall Unit	60% Now	\$1,400 2016	\$4,600	1		В		
	Other Observation, Extent: Light, Area Affected: 10%							
	Location : Rear Of Bui							
	Explanation : Some Ur		eves Are Still Prese	nt In Wi	indows			
No Component	40%	0				D		

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.

lechanical	Current Repair	Future	Replacement	M	aintenance			
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
entilation								
Exhaust Fans								
Wall Unit	10%	2021	\$600	2		В		
	Other Observation, Extent: Light, Area Affected: 10%							
	Location : 2nd Floor							
	Explanation : Bathroom On	ly						
No Component	90%					D		
umbing								
H/C Water Piping								
Galv Iron/Steel	100%	2026	* *	1		В		
Water Heater								
Gas Fired	100%	2019	\$900	2	\$100	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Basement Boiler Room							
	Explanation : 40 Gal- Rhee	ms						
Sanitary Piping								
Cast Iron	100% Now	\$1,600 LIFE	* *	1		В		
	Leak Evident, Extent : Moder	ate, Area Affected : .	10%					
	Location : Signs Of Leakage	e (and Odor) In Area	a Of House Trap	In Basen	ient			
Fixtures								
Generic	100%					В		
	Obsolete Fixtures, Extent : Se	vere, Area Affected	: 60%					
	Location: Bathrooms							

Print Date: 22-Oct-2012 DIV. OF YOUTH & FAMILY JUSTICE - FY 2013

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 : 16-Dec-2009 Landmark Status : NONE

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

Block : 3753 Lot : 73 BIN : 2095231

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$23,100			\$300
Interior Architecture	\$60,100			\$200
Electrical	\$3,300		\$7,800	
Mechanical	\$1,900	\$300	\$5,600	\$400
Total	\$88,300	\$300	\$13,500	\$900
Priority A	\$23,100			\$300
Priority B	\$12,000	\$300	\$13,500	\$400
Priority C	\$53,200			\$200
Total	\$88,300	\$300	\$13,500	\$900



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

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

rchitecture	Current F	lepair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls	< 5 0/ ≥7	\$ < 000		de de	_	4.100	
Masonry: Brick	67% Now Diagonal Cracks, Ext Location: East Fac Horizontal Cracks, E. Location: West Fac	ade xtent : Moderate, A			5	\$4,100	A
Pre-Cast Concrete	3% 0-2 Jnt Mortar Miss/Erod Location: Window		LIFE e, Area A	* * Affected : 25%	5	\$600	A
Stucco Cement	25% Now Cracking/Crumbling, Location: West Fac Diagonal Cracks, Ext Location: West Fac	cade tent : Moderate, Ai	-	-	5	\$1,900	A
Weathering Steel	3% 4+ Other Observation, E Location: Exterior Explanation: Actua	Fire Escapes			1 Repaints	ing	A
Wood	2% 4+ Air Infiltration, Extention: Around It Deteriorated Finish, Location: Wood Enteriorated Finish, Location: Wood Enteriorated Finish, Value of the Paint Peeling, Extention: Wood Enterioration: Wood Enterioration: Wood Enterioration	\$1,500 at : Severe, Area Aj Perimeter Of Entra Extent : Moderate, atrance Door : Moderate, Area	2034 fected : 5 nce Door Area Aff	* * 50% r fected : 50%	5	\$300	A
Windows							
Aluminum	85%		2037	* *	5	\$500	A
Aluminum	15% Now Air Infiltration, Exten Location: At Windo Deteriorated Finish, Location: Shower I Glazing Clouded, Ext Location: Shower I Unit Inoperable, Exte	ow Air Conditionin Extent : Severe, Ar Rooms On Second 2 ent : Moderate, Ar Rooms On Second 2 nt : Severe, Area 4	g Units ea Affect And Thir ea Affect And Thir Affected:	ted : 50% d Floors And Dorn ted : 50% d Floors 100%	·	East Side	A
Parapets							
Cast Stone/Terra Cotta	7% 0-2 Jnt Mortar Miss/Eroa	\$1,300 L. Extent : Moderat	LIFE	* * Affected : 10%	5	\$200	A
	Location : Clay Tile			33			
Masonry: Brick				* *	5	\$300	A

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior										
Roof										
Asphalt Shingle	15%	2-4	\$1,300	2036	* *			Α		
	•		t : Light, Area Affec	ted : 15	%					
		Location : Mansard Roof At East Side Worn/Eroded, Extent : Moderate, Area Affected : 25%								
				Affected	: 25%					
			l Roof At East Side							
Metal Panel	4%		\$1,200	2041	**			Α		
		Deformed/Dented, Extent: Moderate, Area Affected: 35%								
	Location		Over Front Entry L							
Modified Bitumen	81%		\$1,300	2026	* *			A		
			iss, Extent : Modero							
		_	Piece Of Aluminum		-	ng				
			ings, Extent : Mode	erate, Ar	ea Affected : 10%					
-	Location	ı : North Si	de							
Interior										
Floors	200/			LIDE	* *	_	\$2.200	C		
Cast in Place Concrete Ceramic Tile	20% 5%			LIFE 2024	* *	5 5	\$2,200 \$300	C C		
Vinyl Tile	35%	Now	\$16,300	2024	* *	3	\$700 \$700	C		
villyl The						3	\$700	C		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Kitchen Dining Area And Third Floor								
			Moderate, Area A <u>f</u>							
		ı : Third Fl		jeereu .	1370					
			: Moderate, Area	Affected	: 25%					
			Dining Area And T							
Wood	40%	4+	\$4,100	2049	* *	5	\$1,900	С		
Wood			Extent : Moderate,		fected · 50%	3	\$1,900	C		
			d Second Floors	111 00 1199	,00,00					
				Affected	: 15%					
	Split/Cracked, Extent : Moderate, Area Affected : 15% Location : First And Second Floors									
			Extent : Moderate, A	Area Affe	ected : 20%					
			cond, Third Floors							
			aking Noise							

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

Asset #: 14322

Architecture	Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior								
Interior Walls								
Cast in Place Concrete	15%		LIFE	*			C	
Ceramic Tile	5% Now	\$9,000	2036	*	* 5	\$200	C	
	Cracking/Crumbling,							
	Location : Shower I							
	Jnt Mortar Miss/Eroc							
	Location : Shower I							
	Water Penetration, E							
	Location: Shower I							
Gypsum Board	50% 0-2	\$5,600	LIFE	*	* 5	\$1,900	C	
	Paint Peeling, Extent		cted : 15%	6				
	Location: Through							
	Staining/Discoloring,		e, Area A <u>f</u>	fected : 50%				
	Location: Through		A CC . 1	50/				
	Other Observation, E		Affected	: 5%				
	Location: Through							
	Explanation: Impa					4.500		
Wood	25% 2-4	\$9,100	LIFE	*	* 5	\$6,200	C	
	Deteriorated Finish,		Area Aff	ected : 50%				
	Location: Wainsco	_	A CC . 1	250/				
	Split/Cracked, Extent Location: Wainsco		Ајјестеа :	23%				
XX 1			LIPE	*	· ~	Φ1 20 0		
Wood	5% 0-2	\$9,100	LIFE		* 5	\$1,200	C	
	Deteriorated Finish, Location: Wood Do		Area Ajj	eciea : 50%				
	Split/Cracked, Extent	_	Affactad	250/				
	Location: Wood De		Ајјестеи .	2370				
	Other Observation, E		Affected	. 10%				
	Location : Through		rijjeereu	. 1070				
	Explanation : Defe							
Ceilings								
AcousTileSusp.Lay-In	5% Now	\$1,600	2041	*	* 5	\$100	В	
1	Broken/Missing Elem	ents, Extent : Mod	erate, Are	ea Affected : 159	%			
	Location: Basemen	t						
	Cracking/Crumbling,	Extent: Moderate	, Area Af	fected : 25%				
	Location: Basemen	t						
	Staining/Discoloring,	Extent: Severe, A	rea Affec	ted : 25%				
	Location: Basemen	t						
	Other Observation, E			cted : 100%				
	Location : Bottom (=						
	Explanation: There	Is A Temporary S	teel Lally	Column Installe	ed Under F	loor Floor Wood		
T 10. W	Girder		1 100	-1.	Ψ			
Exposed Struc: Wood	10%	45.30 0	LIFE	*		Φ# 3 00	В	
Gypsum Board	85% 0-2	\$5,200	LIFE	*	* 5	\$5,300	В	
	Other Observation, E		Area Affe	cted : 25%				
	Location: Through		. 1					
	Explanation : Paint nates are in current dollar							

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

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

Asset #: 14322

Architecture	Current Repair	Future	e Replacement	Ма	intenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Site Enclosure						
Fence/Gates						
Chain link	100%	2031	* *			С
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2026	* *			C
Parking/Driveway						
Asphalt	100%	2024	* *			C
	Other Observation, Extent: Light	, Area Affected	: 15%			
	Location : At Parking Area					
	Explanation: Cracking					

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts		•						
Service Equipment								
Fused Disc Sw	100%	2031	* *	5		В		
	Other Observation, Extent : M	oderate, Area Affe	cted : 100%					
	Location: Basement							
	Explanation : No Nameplate	Ratings						
Switchgear / Switchboard								
Molded Case Bkrs	100%	2031	* *	5	\$100	В		
Raceway								
Conduit	100%	2031	* *	1		В		
Panelboards								
Molded Case Bkrs	75%	2037	* *	5	\$100	В		
Molded Case Bkrs	25%	2029	* *	5		В		
Wiring								
Thermoplastic	100%	2031	* *	1		В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5		В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: Connected To	Main Water Pine						
Lighting	Zipiuilainen i Colinicolou 10	Territ Tipe						
Interior Lighting								
Fluorescent	60%	2016	\$4,700	10	\$1,800	В		
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement, 1st Floor							
	Explanation: T-12 Lamps							
Fluorescent	30%	2021	\$2,400	10	\$900	В		
Tuorescent	Other Observation, Extent : M			10	Ψ200	ь		
	Location: 2nd Floor							
	Explanation: T-8 Lamps							
Incandescent	10%	2016	\$800	2		В		
meanuescent	10%	2016	\$800			Ď		

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

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

Asset #: 14322

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	40%	Now	\$1,100	2031	* *			В
	Not Functioning, Extent: Moderate, Area Affected: 100% Location: Throughout The Building							
Emergency, Battery	10%			2021	\$300	10	\$100	В
Exit, Battery	20%	Now	\$1,100	2031	* *			В
·		0.	ent : Moderate, Are out The Building	ea Affect	ed : 100%			
Exit, Battery	30%			2021	\$1,600	10	\$100	В
Exterior Lighting								
HID	50%	Now	\$1,100	2031	* *			В
	Damaged	Fixtures, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Mounted	On Exterior Walls	·				
Incandescent	50%			2016	\$400	2		В

Mechanical		Current Repai	r	Futur	e Replace	ement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimate	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Energy Source Natural Gas	100%			2041		* *	1		В
Conversion Equipment	10070			2011			-		
Hot Water Boiler	100%			2026		* *	1	\$1,700	В
Tiot Water Boner		rvation, Extent	: Light, Area		: 100%		•	Ψ1,700	2
		: Basement Boi	0 .	33					
	Explanati	on : 1 Unit- Ho	ert And Grous	se- 120,0	000 Btu/hr				
Distribution									
Hot Wtr Piping/Pump	100%			2029		* *	4	\$200	В
	Other Obse	rvation, Extent	: Light, Area	Affected	: 100%				
	Location	: 1st, 2nd And	3rd Floor						
	Explanati	on: 3 Zones							
Terminal Devices									
Convector/Radiator	100%			2026		* *	1	\$1,100	В
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter Walls								
	Explanati	on: Cast Iron	Baseboard Ra	diators					
Air Conditioning									
Energy Source	1.000/			2020		* *	1		ъ
Electricity	100%			2029		* *	1		В
Conversion Equipment Window/Wall Unit	700/	Now	¢1.600	2016		¢£ 200	1		D
window/wall Unit	70%	11011	\$1,600	2016		\$5,300	1		В
	Other Observation, Extent: Light, Area Affected: 10%								
	Location : Rear Of Building Explanation : Some Units Are Missing Even Though The Sleeves Are Still Installed In								
	Explanali Window	on . some Onn	s Are missing	Even In	ough The	Sieeves 1	nie siili i	insiallea In	
No Component	30%								D

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.

lechanical	Current Repair	Future	Replacement	Maintenance						
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
entilation										
Exhaust Fans										
Roof	10%	2021	\$300	2		В				
		Other Observation, Extent: Light, Area Affected: 10%								
	Location : Side Of Building Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan									
	Explanation : Kitchen Exl On Roof	haust Is Ducted Out Of	The Building And	d Up To	An Exhaust Fan					
No Component	90%					D				
umbing										
H/C Water Piping										
Galv Iron/Steel	100%	2026	* *	1		В				
Water Heater										
Gas Fired	100%	2019	\$900	2	\$100	В				
	Other Observation, Extent .	: Light, Area Affected :	100%							
	Location : Basement Boiler Room									
	Explanation : 40 Gallon -	American								
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1		В				
Backflow Preventer										
Generic	100%	2021	\$400	1	\$200	В				
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Water Meter Area In Basement									
	Explanation : May Be Red	quired Because Of Lau	ndry Room							
Fixtures										
Generic	100%					В				

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Print Date: 22-Oct-2012 DIV. OF YOUTH & FAMILY JUSTICE - FY 2013

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 : 10-Jul-2012 Landmark Status : NONE

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

Block : 3498 Lot : 8 BIN : 3378202

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$315,500	\$566,100
Interior Architecture	\$230,600	\$1,099,600
Electrical		\$84,400
Mechanical	\$98,300	\$759,200
Total	\$644,300	\$2,509,300
Priority A	\$315,500	\$566,100
Priority B	\$147,300	\$942,900
Priority C	\$181,500	\$1,000,200
Total	\$644.300	\$2,509,300

Total	\$240,600	\$37,900	\$72,100	\$43,700
Priority C	\$39,600			\$8,300
Priority B	\$118,900	\$37,900	\$51,600	\$35,400
Priority A	\$82,000		\$20,400	
Total	\$240,600	\$37,900	\$72,100	\$43,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$13,400	\$17,200	\$23,600	\$14,700
Electrical	\$31,900	\$12,900	\$16,100	\$12,900
Interior Architecture	\$105,400		\$4,100	\$8,300
Exterior Architecture	\$82,000		\$20,400	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

Asset #: 4382

Architecture	Current Repair Future Replacement Maintenance				aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior									
Exterior Walls	40		*** *********************************			_	*=		
Cast Stone/Terra Cotta	_	4+ Discoloring, a : Through	\$30,100 , Extent : Moderate out	LIFE , Area Ą	* * ffected : 15%	5	\$74,400	A	
Masonry: Brick	Location	nce, Extent 1 : Through	\$78,200 : Moderate, Area a out Perimeter Wali	!		5	\$23,800	A	
	Horizontal Cracks, Extent: Moderate, Area Affected: 5% Location: Perimeter Wall Along E New York Avenue Vertical Cracks, Extent: Severe, Area Affected: 5%								
			trance At E New Y			Corner I	n Sally Area		
			xtent : Moderate, A				•		
		ı : Gymnası		55					
Masonry: Brick	55%			LIFE	* *	5	\$104,800	A	
Metal Panel	5%			2043	* *		\$32,800	A	
Metal: Cage/Fence	5%			2036	* *		\$20,800	A	
Windows							•		
Metal/Detention Type	100%			2043	* *	5	\$51,600	A	
Parapets									
Cast Stone/Terra Cotta	75%			LIFE	* *	5 10	\$254,300	Α	
Metal Panel	5%			2043	* *	5	\$2,300	Α	
Metal Rail	10%			2028	* *	5-10	\$21,600	A	
Pre-Cast Concrete	10%	0-2	\$4,700	LIFE	* *	5	\$7,500	Α	
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Gymnasium								
D C	Locanor	i : Gymnasi	um						
Roof	60%	0-2	\$34,600	2023	\$346,100			٨	
Built-Up (BUR)		~ —	934,000 oderate, Area Affec			,		Α	
	_		Air Conditioning U		,				
			xtent : Moderate, A		cted : 10%				
			ir Conditioning Un						
Metal, Corrugated	30%	0-2	\$12,600	2036	* *	1		A	
Wetai, Corrugated	Water Per		xtent : Moderate, A		cted : 10%	1		71	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: Over Gy	mnasium						
	Explana	tion : Stand	ling Seam Roof						
Metal Panel	5%			2036	* *	10	\$10,000	A	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location: Above Balconies								
	Explana	tion : Perfo	orated Metal Screen	ı					
Skylight, Plastic	5%			2028	* *	1		A	

Interior

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

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

Asset #: 4382

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors									
Cast in Place Concrete	10%	Now	\$19,700	LIFE	**	5	\$29,000	C	
		_	Extent: Moderate	, Area A	ffected : 15%				
			out Balconies						
Panel/Paver: Cer/Brk	20%	Now	\$55,600	2039	* *	5	\$29,800	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
		Location : 3rd Floor Hallway Horizontal Cracks, Extent : Severe, Area Affected : 5%							
				а Ађесте	a : 5%				
			r Hallway l, Extent : Severe, A	Anna Aff	natad . 50/				
			ı, Extent . Severe, 1 r Hallway	<i>неи А</i> јје	жией . 370				
Chart Winest/Darkhan		. 374 1 100	7 Hanway	2029	* *		\$10,000	С	
Sheet Vinyl/Rubber	10%	muation E	Extent : Moderate, A	2028		5	\$19,900	C	
		: Bathrooi		теа Ајје	ciea . 100%				
			ns, 2010 y Installed With An	Enory I	Tinish				
Traffic Topping	10%	ion . Ivewi	y msianea wim An	2023	\$348,900	5	\$16,600	C	
Vinyl Tile	50%	4+	\$61,600	2023	\$616,200	3	\$24,800	C	
villyl The			: Moderate, Area			3	Ψ24,000	C	
			out Basement And						
Interior Walls									
Concrete Masonry Unit	40%			LIFE	* *	5	\$34,000	C	
Gypsum Board	55%			LIFE	* *	5-10	\$99,300	C	
Plaster	5%			LIFE	* *	5-10	\$4,500	C	
	_		ent, Extent : Light, .	Area Aff	ected : 100%				
			out Bathrooms						
			xtent : Moderate, A	Area Affe	ected : 100%				
		_	out Bathrooms						
	Explanati	ion : Epox	y Finish						
Ceilings	5 0/			2026	* *	_	¢0.200	D	
AcousTileConcealSpLn	5% 10%			2036	* *	5 5-10	\$8,300	B B	
Exposed Concrete Exposed Struc: Steel	10% 10%			LIFE LIFE	* *	5-10 10	\$16,600 \$26,500	В	
Gypsum Board	60%	0-2	\$49,100	LIFE	**	5	\$99,300	В	
Gypsum Domu			xtent : Moderate, A		cted : 10%	3	Ψ22,500	D	
		: 3rd Floo		 ,,, c					
Metal Panel	15%			LIFE	* *	5	\$49,700	В	
Wictai i anci	13/0			LILE		3	ψτ2,700		

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		·				
Service Equipment						
Molded Case Bkrs	100%	2043	* *	5	\$2,700	В
	Other Observation, Extent : M	oderate, Area Affected : 10	00%			
	Location: Electrical Room					
	Explanation: Four 4000 Am	ps Main				

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

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

Asset #: 4382

Electrical	Current Repair	Current Repair Future Rep		placement Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				
Switchgear / Switchboard						
Air Circuit Breaker	100%	2043	* *	5	\$500	В
Raceway	400-4	-0.40	ate ate			_
Conduit	100%	2043	* *	1		В
Panelboards Molded Case Bkrs	100%	2039	* *	5	\$2,700	D
Wiring	100%	2039		3	\$2,700	В
Thermoplastic	100%	2043	* *	1		В
Motor Controllers	100/0	2043		1		ъ
Locally Mounted	10%	2036	* *	5	\$100	В
Motor Control Center	90%	2036	* *	5	\$2,500	В
Ground	2070	2030			Ψ2,500	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,000	В
	Other Observation, Extent:	Moderate, Area Affected	: 100%		•	
	Location: Basement					
	Explanation: Water Main					
Stand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$31,600	В
Generators						_
Diesel	100%	2032	**	1	\$39,600	В
	Other Observation, Extent:		: 100%			
	Location: Transportation					
Batteries	Explanation: One 120 Kv	a Detroit Diesei				
Nickel Cadmium	100%	2018	\$600	5	\$22,800	В
Fuel Storage	100/0	2016	φ000		\$22,800	ъ
Day Tank	50%	2039	* *	5	\$9,500	В
Day Tank	Other Observation, Extent:		: 100%	3	Ψ,500	Ь
	Location : Transportation					
	Explanation : One 100 Ga					
Main Tank	50%	2051	* *	5	\$1,500	В
Wall Tall	Other Observation, Extent:		: 100%	3	Ψ1,500	Ь
	Location : Basement					
	Explanation : One 6500 G	allon Tank				
Lighting	<u> </u>					
Interior Lighting						
Fluorescent	90%	2028	* *	10	\$84,400	В
HID	10%	2028	* *	10	\$300	В
Egress Lighting			_			
Exit, Service	60%	2028	* *	1		В
Exit, Battery	40%	2028	* *	10	\$2,800	В
Exterior Lighting			·			
HID	100%	2028	* *	10	\$300	В
A 1						

Alarm

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

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

Asset #: 4382

Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail l Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	40%						D
Generic	60%		2028	* *	1	\$23,000	В
Fire/Smoke Detection							
No Component	40%						D
Generic	60%		2028	* *	1-3	\$37,900	В

echanical vstem Component		Current l	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Natural Gas	60%			2043	* *	1		В	
Interruptible Gas/Dual Fuel	40%			2043	* *	1		В	
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	ı : Boiler R	oom, Under Groun	d Vault					
		tion : Gas S Gallon Tank	Service Cannot Be I k	Interrupt	ed				
Conversion Equipment									
Furnace	60%			2023	\$83,500	1	\$30,400	В	
			Extent : Light, Area	Affected	: 60%				
	Location								
	Explana	tion : 7 Pac	ckaged Roof Top U	nits					
Hot Water Boiler	40%			2036	* *	1	\$20,300	В	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 60%				
	Location	ı : Basemer	ıt						
	Explana	tion : 2 Du	al Fuel Hot Water I	Boilers					
Distribution									
Hot Wtr Piping/Pump	100%			2039	* *	4	\$7,600	В	
Terminal Devices									
Air Handler	20%			2028	* *	1	\$12,700	В	
Convector/Radiator	20%			2036	* *	1	\$6,600	В	
Unit Heater-Stm/HW	20%			2028	* *	4	\$1,900	В	
No Component	40%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2039	* *	1		В	
Conversion Equipment								_	
Reciprocating	10%			2028	* *	1	\$4,800	В	
Compr/Chiller						_	4.7.7 00	_	
Ext Pkg Unit -	90%			2023	\$675,700	2	\$5,700	В	
Heating/Cooling	0.1 01		7 7 . 7 . 4	A CC	1000/				
			Extent : Light, Area	Affected	: 100%				
	Location	9	D - Cui						
	Explana	πon : K22 I	Refrigerant						

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

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

Asset #: 4382

Mechanical	Current Re	Current Repair		e Replacement	M				
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Air Conditioning									
Terminal Devices	1.007		2020	de de			-		
Direct Expansion	10%		2028	* *	1		В		
No Component	90%						D		
Heat Rejection Remote Air Cond	10%		2028	* *	2	\$7,100	В		
No Component	90%		2028		2	\$7,100	D		
Ventilation	9070						D		
Distribution									
Ductwork/Diffusers	100% 4+	\$98,300	LIFE	* *	2-5	\$57,000	В		
	Other Observation, Extended Location: Basement			cted : 20%		, ,			
	Explanation : Several	Field Modification	ons Hav	e Been Made To C	orrect Ai	r Flow			
Exhaust Fans									
Interior	10%		2028	* *	2	\$300	В		
Roof	90%		2028	* *	2	\$2,800	В		
Plumbing									
H/C Water Piping	1000/		20.42	* *	1		D		
Brass/Copper	100%		2043	* *	1		В		
Water Heater Gas Fired	100%		2023	\$26,500	2	\$1,500	В		
Gas Filed	Recent Installation, Ext	ent : Light Area			2	\$1,500	ь		
	Location : Basement	em . Ligni, mea	пуссиси	. 10070					
	Other Observation, Extended Location: Basement	ent : Light, Area	Affected	: 100%					
	Explanation : There A Hot Water Heaters Ar			and 2 Storage Tank	ks. Two C	of The The Four			
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1		В		
Storm Drain Piping	1000/		LIEE	* *	1		D		
Cast Iron	100%		LIFE	* *	1		В		
Sump Pump(s) Rigid Piping	1000/		2028	* *	4	¢1 200	В		
Kigia Fipilig	100% Malfunctioning, Extent	· Moderate Area			4	\$1,300	Ь		
	Location: Basement,								
Sewage Ejector(s)				-y = ~					
Electric	100%		2028	* *	4	\$1,300	В		
Fixtures						, ,			
Generic	100%						В		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout Facility								
	Explanation : Ceramio Damaged	c Fixtures Not Ap	propria	te For Detention C	enter Us	e - Too Easily			
Vertical Transport									
Elevators	100%		l lee	* *			С		
Hydraulic	Other Observation, Ext Location : B-3, 1-3	ent : Light, Area	LIFE Affected				C		
	Explanation: Two Un	nits							
-	Expandition . 1 wo On	Coop							

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.

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

Mechanical	Current Rep	air Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Estin	mated Cost Cycl (Yrs	e Estimated Cost	Priority Code
Fire Suppression					
Sprinkler					
Generic	100%	2043	* * 1-2	\$28,700	В
Fire Pump					
Generic	100%	2032	** 1	\$19,100	В

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Print Date: 22-Oct-2012 DIV. OF YOUTH & FAMILY JUSTICE - FY 2013

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 : 13-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2276 Lot : 1 BIN : 2000133

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$87,800	\$187,900
Interior Architecture	\$288,600	\$442,300
Electrical		\$75,000
Mechanical	\$96,600	\$1,028,100
Total	\$473,100	\$1,733,400
Priority A	\$87,800	\$187,900
Priority B	\$190,600	\$1,156,800
Priority C	\$194,700	\$388,700
Total	\$473,100	\$1,733,400

Total	\$285,600	\$46,000	\$85,100	\$47,900
Priority C	\$31,000			\$3,800
Priority B	\$172,700	\$46,000	\$85,100	\$44,000
Priority A	\$81,900			
Total	\$285,600	\$46,000	\$85,100	\$47,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$62,800	\$25,700	\$47,200	\$23,700
Electrical	\$27,600	\$12,400	\$15,400	\$12,400
Interior Architecture	\$105,300		\$14,600	\$3,800
Exterior Architecture	\$81,900			
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

Architecture	Current Repair	Future	Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior		<u> </u>	•			1
Exterior Walls						
Masonry: Brick	65% Efflorescence, Extent : Light, Area A Location : Perimeter Wall Along V		** enue	5	\$100,300	A
Masonry: Brick	5% Now \$12,70 Jnt Mortar Miss/Erod, Extent: Mod- Location: Room C107 From Main Water Penetration, Extent: Severe, Location: Room C107 From Main	erate, Area Afj Yard Area Affected		5	\$3,900	A
Metal Sect. OHD	5% 0-2 \$6,80 Other Observation, Extent : Modera Location : Along Brook Avenue Explanation : Hydraulic Leak		* * ted : 5%	5	\$6,000	A
Pre-Cast Concrete	20% 0-2 \$27,00 Staining/Discoloring, Extent: Light, Location: Throughout Vertical Cracks, Extent: Moderate, Location: Corners Of Front Facad	Area Affectea Area Affected	: 5%	5	\$50,100	A
Window Wall	5%	2043	* *	5	\$14,500	A
Windows						
Metal/Detention Type	100% Other Observation, Extent: Modera Location: Throughout Explanation: Steel Frames With H			5 g	\$39,900	A
Parapets	•					
Pre-Cast Concrete	95% 4+ \$9,90 Misaligned/Bulging, Extent: Light, A Location: Right Angle Corners Th Open Joints, Extent: Light, Area Aff Location: Right Angle Corners Th	Area Affected roughout fected : 5%	* *	5	\$79,600	A
Pre-Cast Concrete	5% Now \$1,30 Jnt Mortar Miss/Erod, Extent : Seve Location : Above Masonry Brick In Water Penetration, Extent : Severe, Location : Above Masonry Brick In	re, Area Affect nto C107 Fron Area Affected	n Main Yard : 10%	5	\$4,200	A

Asset #: 4383

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
xterior										
Roof Built-Up (BUR)	65%	0-2	\$37,700	2028	* *			A		
Bunt-Op (BOK)	Ponding,	Extent : Ma	ф37,700 oderate, Area Affec Rooftop Units					Α		
	Water Per		xtent : Moderate, 1	Area Affe	cted : 5%					
Metal, Corrugated	20%	0-2	\$4,200	2036	* *	1		A		
,	Water Per		xtent : Moderate, 1		cted : 5%					
		Other Observation, Extent : Light, Area Affected : 100% Location : Over Gymnasium								
	Explana	tion : Stana	ling Seam Roof							
Metal Panel	10%			2028	* *	10	\$20,200	A		
	Location	Corrosion/Rusting, Extent : Light, Area Affected : 5% Location : Throughout								
			Extent : Moderate, I	Area Affe	ected : 100%					
		n : Above B								
Skylight, Plastic	<u>Explana</u> 5%		orated Metal Screet	$\frac{ns}{2036}$	* *	1		A		
terior	3 /0			2030		1		А		
Floors										
Cast in Place Concrete	5%			LIFE	* *	5	\$26,800	C		
Ceramic Tile	25%	Now	\$66,300	2032	* *	5	\$15,300	C		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10%									
			out Bathrooms							
		_	e, Extent : Moderat out Bathrooms	e, Area A	Affected : 40%					
Daniel/Daniel Can/Dal			oui Bainrooms	2020	* *	-	¢124.200			
Panel/Paver: Cer/Brk	45% 25%			2039 2023	\$285,400	5	\$124,200	C		
Vinyl Tile Interior Walls	25%			2023	\$283,400	3	\$15,300	С		
Concrete Masonry Unit	30%			LIFE	* *	5	\$27,400	С		
Glass: Special Gauge	10%			LIFE	* *	1	Ψ27,400	C		
Gypsum Board	55%		\$56,000	LIFE	* *	5	\$37,700	Č		
Cypsus 2 state	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 5% Location: Throughout									
	Other Obs	servation, E	Extent : Moderate, 1	Area Affe	ected : 40%					
	Location	ı : Through	out							
	-		From Inmates	re Not Im	pact Resistant And	d Are Sus	ceptible To			
Gypsum Board	5%		\$10,200	LIFE	* *	5	\$3,400	C		
	Location	n : C107	Extent : Severe, A							
			xtent : Severe, Are	a Affecte	d: 20%					
	Location	ı : C107								

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Asset #: 4383

Architecture		Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileConcealSpLn	15%		2036	* *	5	\$23,000	В
AcousTileSusp.Lay-In	5%		2036	* *	5	\$6,100	В
Exposed Concrete	20%		LIFE	* *	5-10	\$30,700	В
Exposed Struc: Steel	10%		LIFE	* *	10	\$24,500	В
Gypsum Board	35%		LIFE	* *	5-10	\$147,600	В
Metal Panel	15%		LIFE	* *	5	\$46,000	В

Electrical	Current Re	pair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•	•					
Service Equipment Molded Case Bkrs	100%	,	2043	* *	5	\$2,200	В
Worden Case Bars	Other Observation, Ext			cted : 100%	J	Ψ2,200	D
	Location : Electrical		33				
	Explanation : Four 40	000 Amps Main Dis	connec	ct Switch			
Switchgear / Switchboard	•	*					
Molded Case Bkrs	100%	,	2043	* *	5	\$2,200	В
Raceway							
Conduit	100%	,	2043	* *	1		В
Panelboards							
Fused Disc Sw	10%		2039	* *	5	\$200	В
Molded Case Bkrs	90%		2039	**	5	\$2,000	В
Wiring							
Thermoplastic	100%		2043	**	1		В
Motor Controllers							
Locally Mounted	30%		2036	* *	5	\$200	В
Motor Control Center	70%		2036	**	5	\$1,600	В
	Other Observation, Ext		ea Affe	cted : 100%			
	Location: Maintenan		. D				
	Explanation : All Con	troller Monitored I	sy Bms	1			
Grounding Davises							
Grounding Devices Generic	100%	1	LIFE	* *	5	\$2,400	В
Stand-by Power	10070					\$2,400	
Transfer Switches							
Automatic	100%	,	2036	* *	1	\$25,300	В
Generators	10070					420,000	
Diesel	100%	·	2032	* *	1	\$31,700	В
		Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Generator	Room Outside					
	Explanation: One 12	00 Kw					
Batteries							
Nickel Cadmium	100%		2018	\$600	5	\$18,200	В

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Asset #: 4383

Electrical	Curre	ent Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power									
Fuel Storage									
Day Tank	50%		2039	* *	5	\$7,600	В		
		n, Extent : Moderate, .	Area Affe	ected : 100%					
		erator Room Outside							
	Explanation : C	ne 56 Gals							
Main Tank	50%		2051	* *	5	\$1,200	В		
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Unde	-							
.	Explanation : C	ne 5000 Gals							
Lighting									
Interior Lighting	200/		2029	* *	10	¢15 000	D		
Fluorescent	20%	Entant . Madanata	2028		10	\$15,000	В		
	Location : Thro	n, Extent : Moderate, .	Area Ajje	ciea : 100%					
		_							
	Explanation: T	-5 Lamps	2020	* *	10	¢<0.000	D		
Fluorescent	80%	u Entant Madanata	2028		10	\$60,000	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Explanation : T	=							
Egress Lighting	Ехрининон . 1	-o Lamps							
Emergency, Service	40%		2028	* *	1		В		
Emergency, Battery	10%		2028	* *	10	\$2,000	В		
Exit, LED	30%		2051	* *	10	Ψ2,000	В		
Exit, Service	20%		2028	* *	1		В		
Exterior Lighting	2070								
HID	100%		2028	* *	10	\$300	В		
Alarm						, - 3 -			
Security System									
No Component	30%						D		
Generic	70%		2028	* *	1	\$21,400	В		
Fire/Smoke Detection									
Generic	100%		2028	* *	1-3	\$50,500	В		

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

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Asset #: 4383

Mechanical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Heating									
Energy Source Electricity	5% Other Observation, Extent :	2043	* *	1		В			
	Location: Throughout The Explanation: Used For U	e Building	ciea . 1070						
Fuel Oil No 2	15%	2043	* *	5	\$3,800	В			
1 461 611 110 2	Other Observation, Extent: Moderate, Area Affected: 10% Location: Located Under Ground In Outdoor Yard Explanation: 8000 Gallon Oil Supply Used For Hot Water Boilers, One Oil Tank Is Abandoned								
Natural Gas	80%	2033	* *	1		В			
	Other Observation, Extent: Location: Basement		cted : 80%	-		2			
	Explanation: Used For H	ot Water Boilers							
Conversion Equipment	050/	2027	* *	1	¢20 500	D			
Hot Water Boiler	95% Other Observation, Extent :	2036		1	\$38,500	В			
	Location: Boiler Room	Ligiti, Area Ajjectea	. 100/0						
	Explanation: 2 Units								
Padient Heater	5%	2028	* *	2	\$1,900	D			
Radiant Heater				2	\$1,900	В			
	Other Observation, Extent : Light, Area Affected : 5% Location : Basement And Stairways								
	Explanation: Fully Functional But Not Being Used								
Distribution	Explanation . I utly I uncli	ionai Bui Ivoi Being C	, sea						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$6,100	В			
Terminal Devices	10070	2031		•	ψ0,100				
Air Handler	50% 4+ Other Observation, Extent :	\$4,900 2023 Severe, Area Affecte	\$245,500 d:50%	1	\$22,800	В			
	Location: Roof								
	Explanation: Total Of 6 Air Handlers - Heat Distribution Throughout Building Needs To Be Balanced								
Convector/Radiator	45%	2028	* *	1	\$11,900	В			
Fan Coil Unit/Heat	5%	2028	* *	1	\$1,300	В			
Air Conditioning									
Energy Source Electricity	100%	2039	* *	1		В			
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100% Now	\$12,000 2023	\$600,600	2	\$4,000	В			
	R-22 Refrigerant, Extent : Light, Area Affected : 1% Location : A C Units								
	Unit Inoperable, Extent : Moderate, Area Affected : 5% Location : Roof								
Distribution									
Ductwork/Diffusers	100% Now Unbalanced System, Extent Location: Throughout	\$96,600 LIFE : Severe, Area Affecte	* * ed : 50%	2	\$106,500	В			

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Asset #: 4383

Mechanical	Current Repair	Future Re	eplacement	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
ir Conditioning	•	•							
Heat Rejection									
Air Condenser Unit	100%	2023	\$182,000	2	\$57,000	В			
Tentilation Tentilation									
Distribution						_			
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$72,200	В			
Exhaust Fans	1000	2020	ate ate	•	42.7 00	-			
Roof	100%	2028	* *	2	\$2,500	В			
lumbing									
H/C Water Piping	1000/	2026	* *	1		ъ			
Galv Iron/Steel Water Heater	100%	2036		1		В			
Gas Fired	100%	2018	\$21,200	2	\$1,200	В			
Gas Filed	Other Observation, Extent : Moderat			2	\$1,200	ь			
	Location : Boiler Room	ie, meu mjecieu	1.100/0						
	Explanation: Total Of 6 Hot Water	r Heaters - 2 For	r The Laundry	Room 2	For The Kitchen				
	And 2 For Domestic Use	Treaters 210	The Lannary	Room, 2	101 The Ruenen				
Sanitary Piping									
Cast Iron	100% Now \$9,90	0 LIFE	* *	1		В			
	Blockage /Clogged, Extent: Modera	te, Area Affected	d: 5%						
	Location: Showers								
	Other Observation, Extent : Moderat	te, Area Affectea	l : 5%						
	Location: Showers								
	Explanation : Frequent Maintenand	ce Required For	Drain Clogs						
Storm Drain Piping	400-1		ate ate			_			
Cast Iron	100%	LIFE	* *	1		В			
Sump Pump(s)	1000/	2020	ታ ታ	4	Ф1 200	ъ			
Rigid Piping	100%	2028	* *	4	\$1,300	В			
Sewage Ejector(s) Electric	1000/	2020	* *	4	¢1 200	D			
	100%	2028	* *	4	\$1,300	В			
Fixtures	1000/					В			
Generic	100% Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : All Toilet Rooms								
	Explanation: Frequent Maintenance	ce And Renair G	Of Plumbino Fi	xtures Is	Required				
ertical Transport	Zapanonon i Frequent municium	III.a Repuir O	jivoing 1 t.	05 15	q ca				
Elevators									
Hydraulic	100%	LIFE	* *			C			
,	Other Observation, Extent : Severe, A		50%			-			
	Location: Basement, 1st Floor, 2nd	d Floor							
	Explanation : There Are 2 Hydraul	ic Elevators, 1 I	Elevator Is Out	Of Servi	ce				
ire Suppression									
Sprinkler									
Generic	100%	2043	* *	1-2	\$23,000	В			
		· · · · · · · · · · · · · · · · · · ·							
Fire Pump Generic	100%	2032							

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