

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**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$29,800			\$300
Interior Architecture	\$68,900			\$200
Electrical	\$3,300		\$9,900	
Mechanical	\$3,300	\$300	\$4,900	\$400
<b>Total</b>	<b>\$105,300</b>	<b>\$300</b>	<b>\$14,700</b>	<b>\$900</b>
Priority A	\$29,800			\$300
Priority B	\$16,700	\$300	\$14,700	\$400
Priority C	\$58,800			\$200
<b>Total</b>	<b>\$105,300</b>	<b>\$300</b>	<b>\$14,700</b>	<b>\$900</b>



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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	67%	Now	\$13,600	LIFE	**	5	\$4,100	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : West Facade								
Pre-Cast Concrete	3%	0-2	\$1,300	LIFE	**	5	\$600	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Stucco Cement	25%	Now	\$2,400	2034	**	5	\$1,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Weathering Steel	3%	4+	\$1,400	LIFE	**	1		A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior Fire Escapes								
Explanation : Actual Material Is Wrought Iron And It Is In Need Of Repainting								
Wood	2%	4+	\$1,500	2034	**	5	\$300	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Wood Entrance Door								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Wood Entrance Door								
Windows								
Aluminum	85%			2037	**	5	\$500	A
Aluminum	15%	Now	\$4,500	2046	**	5		A
Air Infiltration, Extent : Severe, Area Affected : 20%								
Location : At Window Air Conditioning Units								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Shower Rooms On Second And Third Floors And Dormitories 5, 7 And 8								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Shower Rooms On Second And Third Floors And Dormitories 5, 7 And 8								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Shower Rooms On Second And Third Floors And Dormitories 5, 7 And 8								
Parapets								
Cast Stone/Terra Cotta	7%	0-2	\$1,300	LIFE	**	5	\$200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Clay Tile Coping At South Parapet								
Masonry: Brick	90%			LIFE	**	5	\$300	A
Pre-Cast Concrete	3%			LIFE	**	5	\$100	A

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**  
**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Shingle	15%	2-4	\$1,300	2036	**	*		A
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Dormitory At Third Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Mansard Roof At East Side								
Metal Panel	4%	Now	\$1,200	2041	**	*		A
Deformed/Dented, Extent : Light, Area Affected : 25%								
Location : Canopy Over Front Entry Door								
Modified Bitumen	81%	Now	\$1,300	2026	**	*		A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At South Side								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : At Rear Of Roof								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$2,200	C
Ceramic Tile	5%			2024	**	5	\$300	C
Vinyl Tile	35%	Now	\$16,300	2031	**	3	\$700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Third Floor								
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Third Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Library, Staff Record Room, Lounge And Third Floor								
Wood	40%	4+	\$4,100	2049	**	5	\$1,900	C
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : First And Second Floors								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : First And Second Floors								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : First, Second, Third Floors And Wood Stairs								
Explanation : Squeaking Noise								

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.

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**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			C
Ceramic Tile	5%	Now	\$9,000	2036	**	5	\$200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Showers On Second And Third Floors								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Showers On Second And Third Floors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Showers On Second And Third Floors								
Gypsum Board	50%	0-2	\$11,100	LIFE	**	5	\$1,900	C
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Impact Damage								
Wood	25%	2-4	\$9,100	LIFE	**	5	\$6,200	C
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Wainscots Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Wainscots Throughout								
Wood	5%	0-2	\$9,100	LIFE	**	5	\$1,200	C
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Wood Doors Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Wood Doors Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Defective Hardware								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$4,900	2041	**	5	\$400	B
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Basement								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Bottom Of Stairs In Basement								
Explanation : There Is A Temporary Steel Lally Column Installed Under First Floor Wood Girder								
Gypsum Board	85%	0-2	\$5,200	LIFE	**	5	\$5,300	B
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Paint Peeling And Discoloring								

**Site Enclosure**

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**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Site Enclosure								
Fence/Gates								
Chain link	100%			2031	* *			C
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,100	2026	* *			C
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Along Watson Avenue								
Explanation : Uneven Panels/Cracking/Trip Hazards								
Parking/Driveway								
Asphalt	100%			2024	* *			C
Other Observation, Extent : Light, Area Affected : 15%								
Location : At Parking Area								
Explanation : Cracking								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Switch Rated @ 200 Amperes.								
Raceway								
Conduit	100%			2031	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2029	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2031	* *	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		B
Lighting								
Interior Lighting								
Fluorescent	60%			2016	\$4,700	10	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, 1st Floor								
Explanation : T-12 Lamps								
Fluorescent	30%			2021	\$2,400	10	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Explanation : T-8 Lamps								
Incandescent	10%			2016	\$800	2		B

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**BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)**

**Asset # : 14321**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	40%	Now	\$1,100	2031	* *			B
	<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Emergency, Battery	10%			2021	\$300	10	\$100	B
Exit, Battery	20%	Now	\$1,100	2031	* *			B
	<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Exit, Battery	30%			2021	\$1,600	10	\$100	B
<b>Exterior Lighting</b>								
HID	40%			2016	\$2,200	10		B
HID	20%	Now	\$1,100	2031	* *			B
	<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mounted On Exterior Walls</i>							
Incandescent	40%			2016	\$300	2		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	* *	1	\$1,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 1 Unit, Hart & Grousse Corp.- 120,000 Btu/hr							
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st, 2nd & 3rd Floor							
	Explanation : 3 Zones							
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$1,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Perimeter Walls							
	Explanation : Cast Iron Baseboard Radiators							
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Window/Wall Unit	60%	Now	\$1,400	2016	\$4,600	1		B
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Rear Of Building							
	Explanation : Some Units Are Missing But Sleeves Are Still Present In Windows							
No Component	40%							D

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

**Asset # : 14321**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2021	\$600	2		B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor							
		Explanation : Bathroom Only							
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2026	* *	1		B
	Water Heater								
	Gas Fired	100%			2019	\$900	2	\$100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 40 Gal- Rheems							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		B
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Signs Of Leakage (and Odor ) In Area Of House Trap In Basement							
	Fixtures								
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 60%							
		Location : Bathrooms							

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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
<b>Total</b>	<b>\$88,300</b>	<b>\$300</b>	<b>\$13,500</b>	<b>\$900</b>
Priority A	\$23,100			\$300
Priority B	\$12,000	\$300	\$13,500	\$400
Priority C	\$53,200			\$200
<b>Total</b>	<b>\$88,300</b>	<b>\$300</b>	<b>\$13,500</b>	<b>\$900</b>



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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	67%	Now	\$6,800	LIFE	**	5	\$4,100	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Pre-Cast Concrete	3%	0-2	\$1,300	LIFE	**	5	\$600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	Now	\$2,400	2034	**	5	\$1,900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Weathering Steel	3%	4+	\$1,400	LIFE	**	1		A
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Exterior Fire Escapes							
	Explanation : Actual Material Is Wrought Iron And Is In Need Of Repainting							
Wood	2%	4+	\$1,500	2034	**	5	\$300	A
	Air Infiltration, Extent : Severe, Area Affected : 50%							
	Location : Around Perimeter Of Entrance Door							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Wood Entrance Door							
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Wood Entrance Door							
Windows								
Aluminum	85%			2037	**	5	\$500	A
Aluminum	15%	Now	\$4,500	2046	**	5		A
	Air Infiltration, Extent : Severe, Area Affected : 20%							
	Location : At Window Air Conditioning Units							
	Deteriorated Finish, Extent : Severe, Area Affected : 50%							
	Location : Shower Rooms On Second And Third Floors And Dormitory At East Side							
	Glazing Clouded, Extent : Moderate, Area Affected : 50%							
	Location : Shower Rooms On Second And Third Floors							
	Unit Inoperable, Extent : Severe, Area Affected : 100%							
	Location : Shower Rooms On Second And Third Floors And Dormitory At East Side							
Parapets								
Cast Stone/Terra Cotta	7%	0-2	\$1,300	LIFE	**	5	\$200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Clay Tile Coping At North Parapet							
Masonry: Brick	90%			LIFE	**	5	\$300	A
Pre-Cast Concrete	3%			LIFE	**	5	\$100	A

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**Asset # : 14322**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Shingle	15%	2-4	\$1,300	2036	* *			A
Split/Cracked, Extent : Light, Area Affected : 15%								
Location : Mansard Roof At East Side								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Mansard Roof At East Side								
Metal Panel	4%	Now	\$1,200	2041	* *			A
Deformed/Dented, Extent : Moderate, Area Affected : 35%								
Location : Canopy Over Front Entry Door								
Modified Bitumen	81%	Now	\$1,300	2026	* *			A
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Missing Piece Of Aluminum Leader At Rear Of Building								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$2,200	C
Ceramic Tile	5%			2024	* *	5	\$300	C
Vinyl Tile	35%	Now	\$16,300	2031	* *	3	\$700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Dining Area And Third Floor								
Loose Units, Extent : Moderate, Area Affected : 15%								
Location : Third Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Kitchen Dining Area And Third Floor								
Wood	40%	4+	\$4,100	2049	* *	5	\$1,900	C
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : First And Second Floors								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : First And Second Floors								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : First, Second, Third Floors And Wood Stairs								
Explanation : Squeaking Noise								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			C
Ceramic Tile	5%	Now	\$9,000	2036	**	5	\$200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Shower Rooms On Second And Third Floors								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Shower Rooms On Second And Third Floors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Shower Rooms On Second And Third Floors								
Gypsum Board	50%	0-2	\$5,600	LIFE	**	5	\$1,900	C
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Impact Damage								
Wood	25%	2-4	\$9,100	LIFE	**	5	\$6,200	C
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Wainscots Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Wainscots Throughout								
Wood	5%	0-2	\$9,100	LIFE	**	5	\$1,200	C
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Wood Doors Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Wood Doors Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Defective Hardware								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,600	2041	**	5	\$100	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Bottom Of Stairs In Basement								
Explanation : There Is A Temporary Steel Lally Column Installed Under Floor Floor Wood Girder								
Exposed Struc: Wood	10%			LIFE	**			B
Gypsum Board	85%	0-2	\$5,200	LIFE	**	5	\$5,300	B
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Paint Peeling And Discoloring								

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Site Enclosure

Fence/Gates

Chain link

100%

2031

\* \*

C

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2031

\* \*

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : No Nameplate Ratings*

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\* \*

5

\$100

B

Raceway

Conduit

100%

2031

\* \*

1

B

Panelboards

Molded Case Bkrs

75%

2037

\* \*

5

\$100

B

Molded Case Bkrs

25%

2029

\* \*

5

B

Wiring

Thermoplastic

100%

2031

\* \*

1

B

Ground

Grounding Devices

Generic

100%

LIFE

\* \*

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected To Main Water Pipe*

Lighting

Interior Lighting

Fluorescent

60%

2016

\$4,700

10

\$1,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement, 1st Floor*

*Explanation : T-12 Lamps*

Fluorescent

30%

2021

\$2,400

10

\$900

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : 2nd Floor*

*Explanation : T-8 Lamps*

Incandescent

10%

2016

\$800

2

B

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

**Asset # : 14322**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	40%	Now	\$1,100	2031	* *			B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	10%			2021	\$300	10	\$100	B
Exit, Battery	20%	Now	\$1,100	2031	* *			B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Battery	30%			2021	\$1,600	10	\$100	B
<b>Exterior Lighting</b>								
HID	50%	Now	\$1,100	2031	* *			B
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mounted On Exterior Walls</i>								
Incandescent	50%			2016	\$400	2		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2041	* *	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2026	* *	1	\$1,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit- Hart And Grousse- 120,000 Btu/hr</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor</i>								
<i>Explanation : 3 Zones</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2026	* *	1	\$1,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Cast Iron Baseboard Radiators</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	* *	1		B
<b>Conversion Equipment</b>								
Window/Wall Unit	70%	Now	\$1,600	2016	\$5,300	1		B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Some Units Are Missing Even Though The Sleeves Are Still Installed In Window</i>								
No Component	30%							D

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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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Roof	10%			2021	\$300	2		B
		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 On Roof							
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2026	* *	1		B
	Water Heater								
	Gas Fired	100%			2019	\$900	2	\$100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 40 Gallon - American							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2021	\$400	1	\$200	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Area In Basement							
		Explanation : May Be Required Because Of Laundry Room							
Fixtures									
	Generic	100%							B

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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  
**Program / Asset #** : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010  
**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

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

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



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

**Asset # : 4382**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	4+	\$30,100	LIFE	**	5	\$74,400	A
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Masonry: Brick	25%	Now	\$78,200	LIFE	**	5	\$23,800	A
	Efflorescence, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Perimeter Wall							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Perimeter Wall Along E New York Avenue							
	Vertical Cracks, Extent : Severe, Area Affected : 5%							
	Location : Nypd Entrance At E New York Avenue And Northeast Corner In Sally Area							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Masonry: Brick	55%			LIFE	**	5	\$104,800	A
Metal Panel	5%			2043	**	5-10	\$32,800	A
Metal: Cage/Fence	5%			2036	**	5	\$20,800	A
Windows								
Metal/Detention Type	100%			2043	**	5	\$51,600	A
Parapets								
Cast Stone/Terra Cotta	75%			LIFE	**	5-10	\$254,300	A
Metal Panel	5%			2043	**	5	\$2,300	A
Metal Rail	10%			2028	**	5-10	\$21,600	A
Pre-Cast Concrete	10%	0-2	\$4,700	LIFE	**	5	\$7,500	A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Roof								
Built-Up (BUR)	60%	0-2	\$34,600	2023	\$346,100			A
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Around Air Conditioning Units							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Below Air Conditioning Units							
Metal, Corrugated	30%	0-2	\$12,600	2036	**	1		A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Gymnasium							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Over Gymnasium							
	Explanation : Standing Seam Roof							
Metal Panel	5%			2036	**	10	\$10,000	A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Above Balconies							
	Explanation : Perforated Metal Screen							
Skylight, Plastic	5%			2028	**	1		A

**Interior**

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

**Asset # : 4382**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$19,700	LIFE	* *	5	\$29,000	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout 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%								
Location : 3rd Floor Hallway								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Hallway								
Sheet Vinyl/Rubber	10%			2028	* *	5	\$19,900	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms, 2010								
Explanation : Newly Installed With An Epoxy Finish								
Traffic Topping	10%			2023	\$348,900	5	\$16,600	C
Vinyl Tile	50%	4+	\$61,600	2023	\$616,200	3	\$24,800	C
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement And 1st Floor								
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
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout Bathrooms								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Bathrooms								
Explanation : Epoxy Finish								
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$8,300	B
Exposed Concrete	10%			LIFE	* *	5-10	\$16,600	B
Exposed Struc: Steel	10%			LIFE	* *	10	\$26,500	B
Gypsum Board	60%	0-2	\$49,100	LIFE	* *	5	\$99,300	B
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor H-hall								
Metal Panel	15%			LIFE	* *	5	\$49,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2043	* *	5	\$2,700	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 4000 Amps Main									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2043	* *	5	\$500	B
Raceway								
Conduit	100%			2043	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2039	* *	5	\$2,700	B
Wiring								
Thermoplastic	100%			2043	* *	1		B
Motor Controllers								
Locally Mounted	10%			2036	* *	5	\$100	B
Motor Control Center	90%			2036	* *	5	\$2,500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Main							
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$31,600	B
Generators								
Diesel	100%			2032	* *	1	\$39,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Transportation Area							
	Explanation : One 120 Kva Detroit Diesel							
Batteries								
Nickel Cadmium	100%			2018	\$600	5	\$22,800	B
Fuel Storage								
Day Tank	50%			2039	* *	5	\$9,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Transportation Area							
	Explanation : One 100 Gallon Tank							
Main Tank	50%			2051	* *	5	\$1,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 6500 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	90%			2028	* *	10	\$84,400	B
HID	10%			2028	* *	10	\$300	B
Egress Lighting								
Exit, Service	60%			2028	* *	1		B
Exit, Battery	40%			2028	* *	10	\$2,800	B
Exterior Lighting								
HID	100%			2028	* *	10	\$300	B

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

**Asset # : 4382**

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

**Alarm**

Security System

No Component

40%

2028

\* \*

1

\$23,000

D

Generic

60%

2028

\* \*

1

\$23,000

B

Fire/Smoke Detection

No Component

40%

2028

\* \*

1-3

\$37,900

D

Generic

60%

2028

\* \*

1-3

\$37,900

B

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

**Heating**

Energy Source

Natural Gas

60%

2043

\* \*

1

B

Interruptible Gas/Dual

40%

2043

\* \*

1

B

Fuel

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room, Under Ground Vault*

*Explanation : Gas Service Cannot Be Interrupted*

*1 8000 Gallon Tank*

Conversion Equipment

Furnace

60%

2023

\$83,500

1

\$30,400

B

*Other Observation, Extent : Light, Area Affected : 60%*

*Location : Roof*

*Explanation : 7 Packaged Roof Top Units*

Hot Water Boiler

40%

2036

\* \*

1

\$20,300

B

*Other Observation, Extent : Light, Area Affected : 60%*

*Location : Basement*

*Explanation : 2 Dual Fuel Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100%

2039

\* \*

4

\$7,600

B

Terminal Devices

Air Handler

20%

2028

\* \*

1

\$12,700

B

Convactor/Radiator

20%

2036

\* \*

1

\$6,600

B

Unit Heater-Stm/HW

20%

2028

\* \*

4

\$1,900

B

No Component

40%

D

**Air Conditioning**

Energy Source

Electricity

100%

2039

\* \*

1

B

Conversion Equipment

Reciprocating

10%

2028

\* \*

1

\$4,800

B

Compr/Chiller

90%

2023

\$675,700

2

\$5,700

B

Ext Pkg Unit -

Heating/Cooling

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

*Location : Roof*

*Explanation : R22 Refrigerant*

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

**Asset # : 4382**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
Terminal Devices								
Direct Expansion	10%			2028	* *	1		B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2028	* *	2	\$7,100	B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	4+	\$98,300	LIFE	* *	2-5	\$57,000	B
<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>								
Exhaust Fans								
Interior	10%			2028	* *	2	\$300	B
Roof	90%			2028	* *	2	\$2,800	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$26,500	2	\$1,500	B
<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 4 Hot Water Heaters And 2 Storage Tanks. Two Of The The Four Hot Water Heaters Are Abandoned In Place</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Defective Controls On 1 Of 2 Sump Pumps</i>								
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	B
Fixtures								
Generic	100%							B
<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>								
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3, 1-3</i>								
<i>Explanation : Two Units</i>								

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

**Asset # : 4382**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$28,700	B
Fire Pump									
	Generic	100%			2032	* *	1	\$19,100	B

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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
<b>Total</b>	<b>\$473,100</b>	<b>\$1,733,400</b>
Priority A	\$87,800	\$187,900
Priority B	\$190,600	\$1,156,800
Priority C	\$194,700	\$388,700
<b>Total</b>	<b>\$473,100</b>	<b>\$1,733,400</b>

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$100,300	A
	Efflorescence, Extent : Light, Area Affected : 5%							
	Location : Perimeter Wall Along Westchester Avenue							
Masonry: Brick	5%	Now	\$12,700	LIFE	**	5	\$3,900	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Room C107 From Main Yard							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Room C107 From Main Yard							
Metal Sect. OHD	5%	0-2	\$6,800	2036	**	5	\$6,000	A
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Along Brook Avenue							
	Explanation : Hydraulic Leak							
Pre-Cast Concrete	20%	0-2	\$27,000	LIFE	**	5	\$50,100	A
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Corners Of Front Facade Main Entrance							
Window Wall	5%			2043	**	5	\$14,500	A
Windows								
Metal/Detention Type	100%			2049	**	5	\$39,900	A
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steel Frames With High Strength Plexiglass Glazing							
Parapets								
Pre-Cast Concrete	95%	4+	\$9,900	LIFE	**	5	\$79,600	A
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : Right Angle Corners Throughout							
	Open Joints, Extent : Light, Area Affected : 5%							
	Location : Right Angle Corners Throughout							
Pre-Cast Concrete	5%	Now	\$1,300	LIFE	**	5	\$4,200	A
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%							
	Location : Above Masonry Brick Into C107 From Main Yard							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Above Masonry Brick Into C107 From Main Yard							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	65%	0-2	\$37,700	2028	* *			A
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Around Rooftop Units							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Y-elevator Shaft							
Metal, Corrugated	20%	0-2	\$4,200	2036	* *	1		A
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over Gymnasium							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Over Gymnasium							
	Explanation : Standing Seam Roof							
Metal Panel	10%			2028	* *	10	\$20,200	A
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Above Balconies							
	Explanation : Perforated Metal Screens							
Skylight, Plastic	5%			2036	* *	1		A
Interior								
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%							
	Location : Throughout Bathrooms							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 40%							
	Location : Throughout Bathrooms							
Panel/Paver: Cer/Brk	45%			2039	* *	5	\$124,200	C
Vinyl Tile	25%			2023	\$285,400	3	\$15,300	C
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$27,400	C
Glass: Special Gauge	10%			LIFE	* *	1		C
Gypsum Board	55%	0-2	\$56,000	LIFE	* *	5	\$37,700	C
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Explanation : Gypsum Board Walls Are Not Impact Resistant And Are Susceptible To Constant Damage From Inmates							
Gypsum Board	5%	Now	\$10,200	LIFE	* *	5	\$3,400	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : C107							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : C107							

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

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

## Interior

## Ceilings

AcousTileConcealSpLn	15%			2036	**	5	\$23,000	B
AcousTileSusp.Lay-In	5%			2036	**	5	\$6,100	B
Exposed Concrete	20%			LIFE	**	5-10	\$30,700	B
Exposed Struc: Steel	10%			LIFE	**	10	\$24,500	B
Gypsum Board	35%			LIFE	**	5-10	\$147,600	B
Metal Panel	15%			LIFE	**	5	\$46,000	B

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2043	**	5	\$2,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 4000 Amps Main Disconnect Switch								

## Switchgear / Switchboard

Molded Case Bkrs	100%			2043	**	5	\$2,200	B
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## Raceway

Conduit	100%			2043	**	1		B
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## Panelboards

Fused Disc Sw	10%			2039	**	5	\$200	B
Molded Case Bkrs	90%			2039	**	5	\$2,000	B

## Wiring

Thermoplastic	100%			2043	**	1		B
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## Motor Controllers

Locally Mounted	30%			2036	**	5	\$200	B
Motor Control Center	70%			2036	**	5	\$1,600	B

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

Location : Maintenance Office

Explanation : All Controller Monitored By Bms

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$2,400	B
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## Stand-by Power

## Transfer Switches

Automatic	100%			2036	**	1	\$25,300	B
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## Generators

Diesel	100%			2032	**	1	\$31,700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room Outside

Explanation : One 1200 Kw

## Batteries

Nickel Cadmium	100%			2018		5	\$18,200	B
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**DIV. OF YOUTH & FAMILY JUSTICE - 130**  
**HORIZON JUVENILE DETENTION CENTER**  
**Asset # : 4383**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2039	* *	5	\$7,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 56 Gals							
	Main Tank	50%			2051	* *	5	\$1,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : One 5000 Gals							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2028	* *	10	\$15,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	Fluorescent	80%			2028	* *	10	\$60,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Service	40%			2028	* *	1		B
	Emergency, Battery	10%			2028	* *	10	\$2,000	B
	Exit, LED	30%			2051	* *	1		B
	Exit, Service	20%			2028	* *	1		B
	Exterior Lighting								
	HID	100%			2028	* *	10	\$300	B
Alarm									
	Security System								
	No Component	30%							D
	Generic	70%			2028	* *	1	\$21,400	B
	Fire/Smoke Detection								
	Generic	100%			2028	* *	1-3	\$50,500	B

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source Electricity	5%			2043	* *	1		B	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Throughout The Building								
	Explanation : Used For Unit Heaters								
Fuel Oil No 2	15%			2043	* *	5	\$3,800	B	
	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		B	
	Other Observation, Extent : Moderate, Area Affected : 80%								
	Location : Basement								
	Explanation : Used For Hot Water Boilers								
Conversion Equipment									
Hot Water Boiler	95%			2036	* *	1	\$38,500	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
Radiant Heater	5%			2028	* *	2	\$1,900	B	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Basement And Stairways								
	Explanation : Fully Functional But Not Being Used								
Distribution									
Hot Wtr Piping/Pump	100%			2031	* *	4	\$6,100	B	
Terminal Devices									
Air Handler	50%	4+	\$4,900	2023	\$245,500	1	\$22,800	B	
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Roof								
	Explanation : Total Of 6 Air Handlers - Heat Distribution Throughout Building Needs To Be Balanced								
Convactor/Radiator	45%			2028	* *	1	\$11,900	B	
Fan Coil Unit/Heat	5%			2028	* *	1	\$1,300	B	
Air Conditioning									
Energy Source Electricity	100%			2039	* *	1		B	
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	100%	Now	\$12,000	2023	\$600,600	2	\$4,000	B	
	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	\$96,600	LIFE	* *	2	\$106,500	B	
	Unbalanced System, Extent : Severe, Area Affected : 50%								
	Location : Throughout								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Air Conditioning								
Heat Rejection								
Air Condenser Unit	100%			2023	\$182,000	2	\$57,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,200	B
Exhaust Fans								
Roof	100%			2028	* *	2	\$2,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$21,200	2	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : Total Of 6 Hot Water Heaters - 2 For The Laundry Room, 2 For The Kitchen And 2 For Domestic Use</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$9,900	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> <i>Location : Showers</i> <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> <i>Location : Showers</i> <i>Explanation : Frequent Maintenance Required For Drain Clogs</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	B
Fixtures								
Generic	100%							B
<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								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement, 1st Floor, 2nd Floor</i> <i>Explanation : There Are 2 Hydraulic Elevators, 1 Elevator Is Out Of Service</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$23,000	B
Fire Pump								
Generic	100%			2032	* *	1	\$15,300	B

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