

Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : ALONZO DAUGHTRY DAY CARE CENTER  
**Address** : 333 SECOND STREET BTWN: 4 AVE., 5 AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : ACS0002.000 / 13412 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 11,200 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 21-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 969 **Lot** : 52 **BIN** : 3346912

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$89,900	
<b>Total</b>	<b>\$89,900</b>	
Priority A	\$89,900	
<b>Total</b>	<b>\$89,900</b>	

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$7,600			\$1,200
Interior Architecture	\$6,600	\$1,500	\$2,500	\$1,100
Electrical	\$1,100	\$900	\$9,300	\$1,100
Mechanical	\$900	\$700	\$1,600	\$700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$20,100</b>	<b>\$7,000</b>	<b>\$17,400</b>	<b>\$8,100</b>
Priority A	\$7,600			\$1,200
Priority B	\$10,900	\$5,500	\$14,900	\$5,800
Priority C	\$1,600	\$1,500	\$2,500	\$1,100
<b>Total</b>	<b>\$20,100</b>	<b>\$7,000</b>	<b>\$17,400</b>	<b>\$8,100</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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	93%			LIFE	**	5	\$15,400	A
Masonry: Granite	2%			LIFE	**	5	\$200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	A
<b>Windows</b>								
Aluminum	100%			2038	**	5	\$2,400	A
<b>Parapets</b>								
Concrete Masonry Unit	47%			LIFE	**	5	\$1,800	A
Masonry: Brick	50%			LIFE	**	5	\$1,700	A
Pre-Cast Concrete	3%			LIFE	**	5	\$600	A
<b>Roof</b>								
Metal Panel	25%			2035	**	10	\$7,600	A
Modified Bitumen	75%	0-2	\$89,900	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Boiler Room On Second Floor, Room 203</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2031	**	5	\$700	C
Quarry Tile	5%			2035	**	5	\$1,000	C
Sheet Vinyl/Rubber	25%			2027	**	5	\$5,000	C
Vinyl Tile	65%			2027	**	3	\$4,300	C
<b>Interior Walls</b>								
Ceramic Tile	10%			2031	**	5	\$2,400	C
Concrete Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	85%			LIFE	**	5	\$12,400	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	75%			2035	**	5	\$10,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 203 And Boiler Room On Second Floor</i>								
Gypsum Board	25%			LIFE	**	5	\$4,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2042	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
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**Asset # : 13412**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5		B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	2%			2038	**	5		B
Molded Case Bkrs	98%			2038	**	5	\$200	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2027	**	10	\$8,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Egress Lighting								
Exit, LED	100%			2050	**	1		B
Exterior Lighting								
HID	100%			2022		10	\$3,800	B
<b>Alarm</b>								
Security System								
Generic	100%			2027	**	1	\$3,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic	100%			2027	**	1-3	\$5,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2048	**	1		B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code		
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost	
Heating									
Conversion Equipment									
Furnace	80%			2027	**	1	\$3,600	B	
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
	<i>Location : Roof</i>								
	<i>Explanation : 6 External Package Units</i>								
Hot Water Boiler	20%			2027	**	1	\$900	B	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
	<i>Location : 2nd Floor Boiler Room</i>								
	<i>Explanation : 2 Units</i>								
Distribution									
Hot Wtr Piping/Pump	20%			2038	**	4	\$100	B	
No Component	80%							D	
Terminal Devices									
Convactor/Radiator	20%			2035	**	1	\$600	B	
No Component	80%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2038	**	1		B	
Conversion Equipment									
Reciprocating	10%			2027	**	1	\$400	B	
Compr/Chiller									
Ext Pkg Unit - Heating/Cooling	90%			2027	**	2	\$500	B	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	<i>Explanation : 6 Package Units</i>								
Terminal Devices									
Direct Expansion	10%			2027	**	1		B	
No Component	90%							D	
Heat Rejection									
Remote Air Cond	10%			2027	**	2	\$600	B	
No Component	90%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,100	B	
Exhaust Fans									
Roof	100%			2027	**	2	\$300	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2042	**	1		B	
Water Heater									
Gas Fired	100%			2020		2	\$2,400	\$100	B
Sanitary Piping									
Cast Iron	100%			LIFE	**	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		B	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Plumbing</b>								
Backflow Preventer								
Generic	100%			2027	* *	1	\$600	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Sprinkler								
No Component	95%							D
Generic	5%			2042	* *	1-2	\$100	B

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Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : BLANCHE COMMUNITY DAY CARE CTR.  
**Address** : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : ACS0006.000 / 13416 **Yr Built/Renovated** : 1998 / 2011  
**Area Sq Ft** : 16,526 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 16-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 10941 **Lot** : 206 **BIN** : 4234212

**CAPITAL**

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$76,900		\$11,900	
Interior Architecture	\$21,700	\$1,400		\$3,000
Electrical	\$900	\$700	\$13,300	\$1,000
Mechanical	\$5,500	\$4,100	\$6,100	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$109,000</b>	<b>\$10,100</b>	<b>\$35,300</b>	<b>\$12,300</b>
Priority A	\$76,900		\$11,900	
Priority B	\$16,800	\$8,700	\$23,400	\$9,400
Priority C	\$15,300	\$1,400		\$3,000
<b>Total</b>	<b>\$109,000</b>	<b>\$10,100</b>	<b>\$35,300</b>	<b>\$12,300</b>



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

Architecture		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	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$31,300	LIFE	**	5	\$18,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	20%	Now	\$21,000	LIFE	**	5	\$10,800	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$600	2042	**	5	\$2,700	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2035	**	5	\$12,600	A
Windows								
Aluminum	100%	4+	\$17,500	2038	**	5	\$3,700	A
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,100	A
Masonry: Brick	45%			LIFE	**	5	\$1,700	A
Metal: Cage/Fence	5%	4+	\$300	2027	**	5	\$600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	10%			2042	**	10	\$2,400	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	90%			2027	**	10	\$11,900	A
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$900	C
Panel/Paver: Cer/Brk	5%			2038	**	5	\$2,000	C
Quarry Tile	5%			2035	**	5	\$1,400	C
Vinyl Tile	85%	Now	\$14,600	2027	**	3	\$5,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,900	C
Concrete Masonry Unit	20%			LIFE	**	5	\$3,000	C
Gypsum Board	20%			LIFE	**	5	\$4,500	C
SGFT/Glazed Masonry	55%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	70%			2035	**	5	\$12,700	B
Exposed Concrete	20%			LIFE	**	5	\$600	B
Metal Panel	10%			LIFE	**	5	\$2,300	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$400	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	10%			2038	**	5		B
Molded Case Bkrs	90%			2038	**	5	\$300	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	90%			2027	**	10	\$11,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2027	**	10	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallway</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Exit, Service	100%			2032	**	1		B
Exterior Lighting								
HID	100%			2027	**	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$1,500	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2027	**	1-3	\$6,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	

Heating

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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%			2042	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$6,700	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$700	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$4,200	B
Convactor/Radiator	50%			2027	**	1	\$2,200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	**	1	\$6,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$8,400	B
Heat Rejection								
Remote Air Cond	100%			2027	**	2	\$9,400	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,500	B
Exhaust Fans								
Interior	80%			2027	**	2	\$300	B
Roof	20%	Now	\$500	2022	\$2,400	2	\$100	B
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Kitchen Exhaust On Roof</i>					
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2035	**	1		B
Water Heater								
Gas Fired	100%			2020	\$3,600	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,300	4	\$1,300	B
Sewage Ejector(s)								
Compressed Air	100%			2032	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2022	\$1,500	1	\$800	B
Fixtures								
Generic	100%							B

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
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**Asset # : 13416**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		<b>Code</b>
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE	* *			C
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Serves All Floors</i>					
				<i>Explanation : One Unit</i>					
Fire Suppression	Sprinkler								
	Generic	100%			2042	* *	1-2	\$3,800	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.*

Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : CROSSROADS SHELTER ALPHA COTTAGE  
**Address** : 1250 E. 229TH ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

**CAPITAL**

**Total**

Priority

**Total**

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$28,100			
Interior Architecture	\$8,200		\$700	
Electrical	\$2,600	\$200	\$300	\$200
Mechanical	\$1,500	\$800	\$1,400	\$800
<b>Total</b>	<b>\$40,400</b>	<b>\$1,100</b>	<b>\$2,300</b>	<b>\$1,000</b>
Priority A	\$28,100			
Priority B	\$9,500	\$1,100	\$1,700	\$1,000
Priority C	\$2,800		\$700	
<b>Total</b>	<b>\$40,400</b>	<b>\$1,100</b>	<b>\$2,300</b>	<b>\$1,000</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.

**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS SHELTER ALPHA COTTAGE**

**Asset # : 54**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	98%	Now	\$20,600	LIFE	**	5	\$3,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$3,800	LIFE	**	5		A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$500	A
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5-10	\$3,700	A
Masonry: Limestone	5%			LIFE	**	5-10	\$300	A
<b>Roof</b>								
Modified Bitumen	100%			2032	**	10	\$3,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	C
Ceramic Tile	5%			2037	**	5	\$200	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floor Bathrooms, 2012</i>								
Vinyl Tile	90%			2032	**	3	\$1,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor, 2012</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	70%			LIFE	**	5	\$2,900	C
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement, 2012</i>								
Plaster	30%			LIFE	**	5-10	\$1,300	C
<b>Ceilings</b>								
Plaster	100%			LIFE	**	5-10	\$8,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2044	**	5		B

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS SHELTER ALPHA COTTAGE**

**Asset # : 54**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Under 600 Volts								
Raceway								
Conduit	50%			2044	**	1		B
Conduit	50%			2024	\$1,300	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$300	5		B
Molded Case Bkrs	95%			2040	**	5	\$100	B
Wiring								
Thermoplastic	70%			2044	**	1		B
Thermoplastic	30%			2024	\$1,200	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$1,900	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	70%			2019	\$5,500	10	\$2,100	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-12 Lamps</i>				
Fluorescent	30%			2032	**	10	\$900	B
				<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Egress Lighting								
Emergency, Battery	20%			2029	**	10	\$200	B
Emergency, Battery	30%			2019	\$400	10	\$200	B
Exit, Service	10%			2029	**	1		B
Exit, Service	40%			2019	\$200	1		B
Exterior Lighting								
HID	100%			2029	**	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2029	**	1	\$400	B
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$2,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS SHELTER ALPHA COTTAGE**

**Asset # : 54**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%			2029	* *	1	\$1,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$200	B
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$1,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Split Unit	100%			2024	\$17,100			B
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, First And Second Floors</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$5,300	B
Heat Rejection								
Remote Air Cond	100%			2024	\$22,100	2	\$2,300	B
<b>Ventilation</b>								
Exhaust Fans								
Wall Unit	100%	Now	\$100	2024	\$5,600	2	\$100	B
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Second Floor Toilet Room, Defective Toilet Exhaust Fan</i>						
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$900	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2032	* *	1	\$200	B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								
Sprinkler								
No Component	90%							D
Generic	10%			2034	* *	1-2	\$100	B
		<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS SHELTER ALPHA COTTAGE**

**Asset # : 54**

*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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Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : CROSSROADS SHELTER MAIN BUILDING  
**Address** : 1250 EAST 229TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012  
**Area Sq Ft** : 37,482 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$169,200	
Interior Architecture	\$41,300	
<b>Total</b>	<b>\$210,500</b>	
Priority A	\$169,200	
Priority C	\$41,300	
<b>Total</b>	<b>\$210,500</b>	

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$14,600		\$1,400	
Interior Architecture	\$109,300		\$6,700	\$4,100
Electrical	\$5,000	\$3,600	\$4,500	\$4,200
Mechanical	\$16,900	\$9,400	\$7,200	\$5,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$149,700</b>	<b>\$16,900</b>	<b>\$23,800</b>	<b>\$18,000</b>
Priority A	\$14,600		\$1,400	
Priority B	\$67,500	\$16,900	\$18,000	\$13,900
Priority C	\$67,600		\$4,400	\$4,100
<b>Total</b>	<b>\$149,700</b>	<b>\$16,900</b>	<b>\$23,800</b>	<b>\$18,000</b>



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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

Architecture	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	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$10,900	A
Masonry: Brick	92%	Now	\$111,800	LIFE	**	5	\$33,400	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room Chimney</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,100	A
Stucco Cement	3%			2037	**	5	\$2,700	A
Windows								
Aluminum	100%			2040	**	5	\$5,900	A
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$67,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$6,300	A
Roof								
Single Ply Membrane	98%			2032	**	10	\$26,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Skylight, Metal/Glass	2%			2044	**	10	\$1,800	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,500	C
Ceramic Tile	5%			2033	**	5	\$1,900	C
Quarry Tile	15%			2037	**	5	\$8,800	C
Sheet Vinyl/Rubber	30%			2029	**	5	\$17,500	C
Terrazzo	20%	Now	\$23,200	LIFE	**	5	\$6,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staircases</i>								
Vinyl Tile	25%	0-2	\$18,500	2029	**	3	\$3,700	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$3,800	C
Concrete Masonry Unit	5%	Now	\$14,100	LIFE	**	5	\$1,500	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
Fiberglass Panel	40%			LIFE	**	10	\$7,500	C
Gypsum Board	50%			LIFE	**	5-10	\$63,800	C

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

Architecture		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	
Interior								
Ceilings								
AcousTileSusp.Lay-In	12%			2037	**	5	\$4,700	B
Exposed Concrete	5%			LIFE	**	5-10	\$2,400	B
Exposed Struc: Steel	3%			LIFE	**	10	\$2,300	B
Gypsum Board	40%	Now	\$19,600	LIFE	**	5	\$19,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Laundry Room</i>								
Metal Panel	10%			LIFE	**	5	\$9,700	B
Plaster	30%			LIFE	**	5-10	\$20,100	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								
Fused Disc Sw	100%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2044	**	5	\$100	B
Molded Case Bkrs	10%			2044	**	5	\$100	B
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$100	B
Molded Case Bkrs	90%			2040	**	5	\$700	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$9,500	B
Generators								
Diesel	100%			2033	**	1	\$11,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018		5	\$1,100	B

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Stand-by Power								
Fuel Storage								
Main Tank	100%			2052	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 220 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2029	**	10	\$22,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2029	**	10	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2029	**	1		B
Exit, Service	40%			2029	**	1		B
Exterior Lighting								
HID	100%			2029	**	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2027	**	5	\$300	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2029	**	1	\$5,700	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2029	**	1-3	\$9,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Heating								
Energy Source								
Electricity	20%			2044	**	1		B
Natural Gas	80%			2044	**	1		B

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER MAIN BUILDING**  
**Asset # : 1947**

Mechanical		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	
Heating								
Conversion Equipment								
Furnace	80%			2029	**	1	\$10,300	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units, 2 Heating Ventilating Units Serving The Kitchens.</i>								
Radiant Heater	20%			2024	\$26,000	2	\$2,400	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Hallways</i>								
<i>Explanation : 11 Electric Radiants</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,000	B
Exhaust Fans								
Roof	100%			2029	**	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
Water Heater								
Gas Fired	100%			2022	\$6,900	2	\$400	B
Sanitary Piping								
Cast Iron	100%	0-2	\$3,200	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen, Sluggish Grease Trap</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2029	**	1	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Domestic Water Backflow Preventer Out For Repair</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : One Unit. Presently Out Of Service. Work Order In To Remedy Defect</i>								

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

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS SHELTER MAIN BUILDING**

**Asset # : 1947**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>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>
Fire Suppression	Sprinkler								
	Generic	100%			2044	* *	1-2	\$7,300	B
Chemical System									
	Generic	100%			2022	\$24,300	1-3	\$41,400	B

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Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : CROSSROADS SHELTER OMEGA COTTAGE  
**Address** : 1250 E. 229TH ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 07-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Electrical		\$38,400
<b>Total</b>		<b>\$38,400</b>
Priority B		\$38,400
<b>Total</b>		<b>\$38,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$28,100			
Interior Architecture	\$7,900		\$600	\$300
Electrical	\$300	\$200	\$300	\$300
Mechanical	\$1,400	\$900	\$1,400	\$800
<b>Total</b>	<b>\$37,700</b>	<b>\$1,100</b>	<b>\$2,200</b>	<b>\$1,300</b>
Priority A	\$28,100			
Priority B	\$7,000	\$1,100	\$1,600	\$1,100
Priority C	\$2,600		\$600	\$300
<b>Total</b>	<b>\$37,700</b>	<b>\$1,100</b>	<b>\$2,200</b>	<b>\$1,300</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.

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER OMEGA COTTAGE**  
**Asset # : 30**

Architecture		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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	98%	Now	\$20,600	LIFE	**	5	\$3,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$3,800	LIFE	**	5		A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$500	A
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5-10	\$3,700	A
Masonry: Limestone	5%			LIFE	**	5-10	\$300	A
<b>Roof</b>								
Modified Bitumen	100%			2032	**	10	\$3,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	C
Ceramic Tile	5%			2033	**	5	\$200	C
Vinyl Tile	90%			2032	**	3	\$1,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor, 2012</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor Bathrooms, 2012</i>								
Concrete Masonry Unit	85%			LIFE	**	5	\$3,500	C
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement, 2012</i>								
Plaster	10%			LIFE	**	5-10	\$400	C
<b>Ceilings</b>								
Plaster	100%			LIFE	**	5-10	\$8,400	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
<b>Electrical</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	
<b>Under 600 Volts</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.

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CROSSROADS SHELTER OMEGA COTTAGE**  
**Asset # : 30**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 100 Amps Main Disconnect Switch</i>							
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	5%			2032	**	5		B
Molded Case Bkrs	95%			2032	**	5	\$100	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5		B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2024	\$1,600	10	\$600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	80%			2034	**	10	\$2,400	B
Egress Lighting								
Emergency, Battery	40%			2024	\$500	10	\$300	B
Emergency, Battery	10%			2034	**	10	\$100	B
Exit, Service	50%			2024	\$300	1		B
Exterior Lighting								
HID	100%			2024	\$100	10		B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2024	\$3,400	1	\$400	B
Fire/Smoke Detection								
Generic	100%			2024	\$38,400	1-3	\$2,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		B

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**ADMIN. FOR CHILDREN'S SERVICES - 068  
CROSSROADS SHELTER OMEGA COTTAGE**

**Asset # : 30**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2029	* *	1	\$1,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>						
Distribution Hot Wtr Piping/Pump	100%			2032	* *	4	\$200	B
Terminal Devices Convactor/Radiator	100%			2029	* *	1	\$1,100	B
Air Conditioning								
Energy Source Electricity	100%			2032	* *	1		B
Conversion Equipment Split Unit	100%			2024	\$17,100			B
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, First And Second Floors</i>						
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$5,300	B
Heat Rejection Remote Air Cond	100%			2024	\$22,100	2	\$2,300	B
Ventilation								
Exhaust Fans Wall Unit	100%			2024	\$5,600	2	\$100	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2034	* *	1		B
Water Heater Gas Fired	100%			2022	\$900	2	\$100	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer Generic	100%			2032	* *	1	\$200	B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures Generic	100%							B
Fire Suppression								
Sprinkler No Component Generic	90%							D
	10%			2034	* *	1-2	\$100	B
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : GRAHAM WINDHAM CHILD CARE CENTER  
**Address** : 1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 / 2010  
**Area Sq Ft** : 17,761 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 28-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2861 **Lot** : 129 **BIN** : 2109470

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture		\$38,700
Electrical		\$301,000
Mechanical		\$108,700
<b>Total</b>		<b>\$448,400</b>
Priority A		\$38,700
Priority B		\$409,700
<b>Total</b>		<b>\$448,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$16,400		\$3,100	\$1,500
Interior Architecture	\$16,500	\$1,400		\$15,800
Electrical	\$1,300	\$1,400	\$1,500	\$1,100
Mechanical	\$2,300	\$1,300	\$2,100	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$40,400</b>	<b>\$8,000</b>	<b>\$10,700</b>	<b>\$23,700</b>
Priority A	\$16,400		\$3,100	\$1,500
Priority B	\$19,400	\$6,600	\$7,600	\$6,500
Priority C	\$4,600	\$1,400		\$15,800
<b>Total</b>	<b>\$40,400</b>	<b>\$8,000</b>	<b>\$10,700</b>	<b>\$23,700</b>



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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**GRAHAM WINDHAM CHILD CARE CENTER**  
**Asset # : 13415**

Architecture	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	Priority Code
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$21,600	A
Metal Panel	2%			2042	**	5-10	\$3,200	A
Window Wall	5%			2042	**	5	\$4,400	A
Windows								
Aluminum	95%			2038	**	5	\$2,900	A
Glass Block	5%			LIFE	**	5	\$100	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$2,600	A
Metal Rail	5%			2035	**	5-10	\$2,600	A
Pre-Cast Concrete	5%			LIFE	**	5	\$900	A
<b>Roof</b>								
Built-Up (BUR)	35%	Now	\$3,900	2022	\$38,700			A
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
Metal Panel	25%			2035	**	10	\$9,400	A
Modified Bitumen	38%			2032	**	10	\$7,800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over First Floor</i>								
Single Ply Membrane	2%	Now	\$1,500	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Temporary Roof Membrane</i>								
<b>Interior</b>								
Floors								
Carpet	10%			2018	\$12,800	3	\$4,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	C
Ceramic Tile	5%			2031	**	5	\$1,100	C
Quarry Tile	10%			2035	**	5	\$3,300	C
Vinyl Tile	70%			2027	**	3	\$7,600	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,700	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	C
Glass Block	3%			LIFE	**			C
Gypsum Board	82%			LIFE	**	5	\$16,600	C
Ceilings								
AcousTileConcealSpLn	75%			2035	**	5	\$20,400	B
AcousTileSusp.Lay-In	15%			2035	**	5	\$3,300	B
Gypsum Board	10%			LIFE	**	5	\$2,700	B

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**GRAHAM WINDHAM CHILD CARE CENTER**  
**Asset # : 13415**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2032	**	5	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Nameplate Ratings On The Service Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	**	5	\$400	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Fused Disc Sw	5%			2030	**	5		B
Molded Case Bkrs	95%			2030	**	5	\$400	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2022	\$104,300	10	\$10,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T- 8 Lamps</i>							
Fluorescent	10%			2022	\$13,000	10	\$1,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	10%			2022	\$13,000	10	\$1,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Cfl Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2022	\$3,000	10	\$1,800	B
Exit, Service	50%			2022	\$1,200	1		B
Exterior Lighting								
Fluorescent	20%			2022	\$2,600	10	\$300	B
HID	80%			2022	\$4,800	10		B
<b>Alarm</b>								
Security System								
No Component	50%							D
Generic	50%			2022	\$24,900	1	\$2,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor And Hallways</i>							
	<i>Explanation : Intrusion Alarm, (1) CCTV</i>							

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

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**GRAHAM WINDHAM CHILD CARE CENTER**  
**Asset # : 13415**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	

## Alarm

Fire/Smoke Detection  
Generic

	100%			2022	\$170,700	1-3	\$9,000	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor*  
*Explanation : Electronic Main Control Panel*

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	

## Heating

Energy Source

Natural Gas

	100%			2042	* *	1		B
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Conversion Equipment

Furnace

	60%			2022	\$12,100	1	\$4,300	B
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*Other Observation, Extent : Light, Area Affected : 60%*  
*Location : Roof*  
*Explanation : 6 Roof Mounted Units*

Hot Water Boiler

	40%			2027	* *	1	\$2,900	B
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*Other Observation, Extent : Light, Area Affected : 40%*  
*Location : Basement Boiler Room*  
*Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

	40%			2038	* *	4	\$300	B
--	-----	--	--	------	-----	---	-------	---

No Component

	60%							D
--	-----	--	--	--	--	--	--	---

Terminal Devices

Convector/Radiator

	40%			2035	* *	1	\$1,900	B
--	-----	--	--	------	-----	---	---------	---

No Component

	60%							D
--	-----	--	--	--	--	--	--	---

## Air Conditioning

Energy Source

Electricity

	100%			2038	* *	1		B
--	------	--	--	------	-----	---	--	---

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

	100%			2022	\$108,700	2	\$900	B
--	------	--	--	------	-----------	---	-------	---

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : 6 Units*

## Ventilation

Distribution

Ductwork/Diffusers

	100%			LIFE	* *	2-5	\$8,100	B
--	------	--	--	------	-----	-----	---------	---

Exhaust Fans

Roof

	100%			2022	\$13,100	2	\$500	B
--	------	--	--	------	----------	---	-------	---

## Plumbing

H/C Water Piping

Brass/Copper

	100%			2042	* *	1		B
--	------	--	--	------	-----	---	--	---

Water Heater

Gas Fired

	100%			2021	\$3,800	2	\$200	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.*

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**GRAHAM WINDHAM CHILD CARE CENTER**  
**Asset # : 13415**

Mechanical	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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	* *	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	80%							D
Generic	20%			2042	* *	1-2	\$800	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.

Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : JOHN COKER DAY CARE CENTER  
**Address** : 1375 BUSHWICK AVENUE @ DECATUR ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995  
**Area Sq Ft** : 27,100 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 09-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3433 **Lot** : 5 **BIN** : 3079655

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$222,600	
Electrical		\$253,600
Mechanical	\$95,200	\$263,300
<b>Total</b>	<b>\$317,800</b>	<b>\$516,900</b>
Priority A	\$222,600	
Priority B	\$95,200	\$516,900
<b>Total</b>	<b>\$317,800</b>	<b>\$516,900</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$7,000	\$6,100		
Interior Architecture	\$74,700	\$1,800		\$5,300
Electrical	\$2,100	\$2,600	\$2,100	\$2,200
Mechanical	\$22,900	\$900	\$4,500	\$900
<b>Total</b>	<b>\$106,800</b>	<b>\$11,300</b>	<b>\$6,600</b>	<b>\$8,300</b>
Priority A	\$7,000	\$6,100		
Priority B	\$41,900	\$3,500	\$6,600	\$3,100
Priority C	\$57,800	\$1,800		\$5,300
<b>Total</b>	<b>\$106,800</b>	<b>\$11,300</b>	<b>\$6,600</b>	<b>\$8,300</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.

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

Architecture	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	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%	Now	\$48,900	LIFE	**	5	\$14,600	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Windows Along Decatur Street</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$7,000	2039	**	5	\$200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
<hr/>								
Parapets								
Metal: Cage/Fence	95%			2036	**	5-10	\$10,500	A
Pre-Cast Concrete	5%			LIFE	**	5	\$400	A
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$173,700	2033	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Covered With Rubber Pads</i>								
<hr/>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	C
Ceramic Tile	5%			2026	**	5	\$1,300	C
Quarry Tile	10%			2028	**	5	\$3,800	C
Sheet Vinyl/Rubber	5%			2023		5	\$1,900	C
Vinyl Tile	75%	4+	\$18,100	2028	**	3	\$7,200	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Baseboards</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Baseboards</i>								

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

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

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



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	0-2	\$7,200	LIFE	**			C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2026	**	5	\$2,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	C
Gypsum Board	80%	Now	\$32,400	LIFE	**	5	\$21,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 4 Classroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	Now	\$16,900	2036	**	5	\$12,800	B
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 7 Classroom</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor Lobby</i>								
<i>Explanation : Steel Structure Above Panels Is Rusting And Deteriorating</i>								
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$3,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2023	\$29,600	5	\$100	B
Fused Disc Sw	50%			2043	**	5	\$100	B
<b>Raceway</b>								
Conduit	70%			2023	\$25,100	1		B
Conduit	30%			2043	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2039	**	5	\$100	B
Molded Case Bkrs	90%			2039	**	5	\$500	B
<b>Wiring</b>								
Thermoplastic	100%			2043	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2036	**	5	\$200	B
<b>Ground</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.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$198,800	10	\$20,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$4,600	10	\$2,700	B
Exit, Service	50%			2023	\$1,800	1		B
Exterior Lighting								
HID	100%			2023	\$9,200	10	\$100	B
Alarm								
Security System								
Generic	100%			2028	**	1	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$13,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station, Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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								
Electricity	60%			2033	**	1		B
Natural Gas	40%			2033	**	1		B
Conversion Equipment								
Furnace	40%			2023	\$12,300	1	\$4,400	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Radiant Heater	60%	Now	\$13,300	2023	\$66,400	2	\$4,900	B
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Baseboard Radiation</i>								
Air Conditioning								

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

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

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

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

Mechanical		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	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2031	**	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Newly Installed Split Unit Condensers Serving Kitchen And Pantry</i>								
Ext Pkg Unit - Heating/Cooling	90%	0-2	\$7,500	2023	\$149,300	2	\$1,000	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, 1 Of 2 Roof Top Unit Operating Unreliably, Compressors Trip Often</i>								
Terminal Devices								
Fan Coil - Cooling	10%			2031	**	1	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Ceiling</i>								
<i>Explanation : Two Newly Installed Split Unit Fan Coils Serving Kitchen And Pantry</i>								
Fan Coil - Cool/Heat	10%			2023	\$47,600	1	\$700	B
Fan Coil - Cool/Heat	20%	0-2	\$95,200	2033	**	1	\$1,300	B
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations Throughout First Floor And Basement Classrooms. Multiple Mechanical And Electrical Defects</i>								
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400	B
Exhaust Fans								
Roof	100%			2023	\$20,000	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Electric	100%			2021	\$3,900	4	\$100	B
Sanitary Piping								
Cast Iron	100%	Now	\$1,100	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clogged Grease Trap Under Kitchen Sink</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	60%							D
Generic	40%			2033	**	1-2	\$2,500	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.

Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S  
**Address** : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000  
**Area Sq Ft** : 126,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 17-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,6,p  
**Block** : 962 **Lot** : 100 **BIN** : 1086515

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$55,800	\$112,400
Interior Architecture	\$607,200	\$1,240,600
Electrical		\$88,000
Mechanical		\$318,900
<b>Total</b>	<b>\$663,000</b>	<b>\$1,760,000</b>
Priority A	\$55,800	\$112,400
Priority B	\$51,300	\$458,300
Priority C	\$555,900	\$1,189,300
<b>Total</b>	<b>\$663,000</b>	<b>\$1,760,000</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$25,000		\$38,600	\$10,700
Interior Architecture	\$45,300	\$3,700		\$15,400
Electrical	\$9,500	\$8,900	\$22,700	\$10,000
Mechanical	\$52,700	\$31,300	\$69,900	\$42,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$162,000</b>	<b>\$73,500</b>	<b>\$160,700</b>	<b>\$108,200</b>
Priority A	\$25,000		\$38,600	\$10,700
Priority B	\$91,700	\$69,800	\$122,200	\$82,100
Priority C	\$45,300	\$3,700		\$15,400
<b>Total</b>	<b>\$162,000</b>	<b>\$73,500</b>	<b>\$160,700</b>	<b>\$108,200</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.

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**

**Asset # : 4372**

Architecture	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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$31,400	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	65%			LIFE	**	5	\$52,200	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	**	5	\$3,000	A
Masonry: Limestone	5%			LIFE	**	5	\$3,000	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2032	**	5-10	\$27,600	A
Metal Panel	10%			2042	**	5-10	\$55,200	A
Stucco Cement	5%			2035	**	5	\$10,000	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%			2038	**	5	\$21,400	A
Metal Louvers	5%			2031	**	10	\$7,000	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$4,200	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Cornice	10%			2050	**	10	\$2,200	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%			2027	**	5-10	\$6,300	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	25%			LIFE	**	5	\$10,900	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**

**Asset # : 4372**

Architecture	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	
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$11,300	2027	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Over 6th Floor At Southeast Corner</i>								
Metal Panel	50%			2035	**	10	\$55,800	A
Modified Bitumen	20%			2027	**	10	\$12,200	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : Roof Is Covered With Safety Squares</i>								
Modified Bitumen	20%	Now	\$8,800	2027	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 6th Floor</i>								
Interior								
Floors								
Carpet	1%			2021	\$8,600	3	\$2,900	C
Cast in Place Concrete	5%	0-2	\$11,100	LIFE	**	5	\$16,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$7,300	C
Granite Panels	5%	0-2	\$8,100	LIFE	**	5	\$5,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	4%	0-2	\$9,100	2027	**	5	\$4,400	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%	Now	\$555,900	2022	\$1,111,800	3	\$44,000	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Substrate</i>								
Interior Walls								
Concrete Masonry Unit	5%	2-4	\$16,200	LIFE	**	5	\$3,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$6,500	C
Gypsum Board	75%			LIFE	**	5	\$77,500	C
Masonry: Brick	10%			LIFE	**			C
Wood	5%			LIFE	**	5	\$34,400	C

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S**

**Asset # : 4372**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2035	**	5	\$102,600	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$27,500	B
Masonry: Infill Arch	5%			LIFE	**			B
<b>Electrical</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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2048	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Electrical Services Rated @ 4000 Amps And 3000 Amps</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2048	**	5	\$500	B
<b>Raceway</b>								
Conduit	100%			2048	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2044	**	5	\$200	B
Molded Case Bkrs	90%			2044	**	5	\$2,500	B
<b>Wiring</b>								
Thermoplastic	100%			2048	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2039	**	5	\$700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2039	**	1	\$31,800	B
<b>Generators</b>								
Diesel	100%			2035	**	1	\$39,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 500 Kva Onan Diesel Generator</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2017	\$600	5	\$23,000	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Stand-by Power								
Fuel Storage								
Day Tank	30%			2044	**	5	\$5,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 100 Gallons</i>						
Main Tank	70%			2057	**	5	\$2,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$88,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 And T-12 Lamps</i>						
HID	2%			2030	**	10	\$100	B
Egress Lighting								
Exit, Service	100%			2030	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$300	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$600	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2030	**	1-3	\$19,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>	
Heating								
Energy Source								
Utility Steam	100%			2042	**	1		B
Conversion Equipment								
Heat Exchanger	90%			2031	**	1	\$43,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Pres. Reducing Valve/LP Steam	10%			2031	**	5	\$600	B
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$4,800	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Terminal Devices								
Air Handler	30%			2027	**	1	\$18,200	B
Convactor/Radiator	10%			2035	**	1	\$3,200	B
Fan Coil Unit/Heat	60%			2027	**	1	\$19,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$106,100	B
								<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>
								<i>Location : Chiller</i>
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Basement</i>
								<i>Explanation : 2 Multi Stack Chillers</i>
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$4,800	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	**	1	\$18,200	B
Fan Coil - Cool/Heat	70%			2027	**	1	\$22,200	B
Heat Rejection								
Water Cool Tower	100%			2023	\$318,900	2	\$98,600	B
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Cooling Tower</i>
								<i>Explanation : Condenser Water Filtration System Is Needed</i>
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,600	B
Exhaust Fans								
Interior	90%			2027	**	2	\$2,700	B
Roof	10%			2027	**	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$9,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2030	**	1	\$6,100	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Fixtures								
Generic	100%							B
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Toilet Rooms</i>							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-6</i>							
	<i>Explanation : 4 Passenger Units</i>							
Hydraulic	20%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : B-1st Floor</i>							
	<i>Explanation : 1 Freight</i>							
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$51,300	B
Sprinkler								
Generic	100%			2042	**	1-2	\$27,500	B
Fire Pump								
Generic	100%			2031	**	1	\$18,300	B

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Print Date : 05-Sep-2013

**ADMIN. FOR CHILDREN'S SERVICES - FY 2014**

**Asset Name** : RICHMOND EARLY LEARNING CENTER  
**Address** : 159 BROADWAY  
**Borough** : STATEN ISLAND      **Agency's Number** : N/A  
**Program / Asset #** : ACS0004.000 / 13414      **Yr Built/Renovated** : 1973 / 2009  
**Area Sq Ft** : 6,500      **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 22-Jun-2010      **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 174      **Lot** : 6      **BIN** : 5004830

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Mechanical		\$41,100
<b>Total</b>		<b>\$41,100</b>
Priority B		\$41,100
<b>Total</b>		<b>\$41,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$1,900	\$3,700		
Interior Architecture	\$200	\$1,000		
Electrical	\$300	\$300	\$400	\$400
Mechanical	\$400	\$500	\$800	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$6,800</b>	<b>\$9,400</b>	<b>\$5,200</b>	<b>\$5,500</b>
Priority A	\$1,900	\$3,700		
Priority B	\$4,700	\$4,800	\$5,200	\$5,500
Priority C	\$200	\$1,000		
<b>Total</b>	<b>\$6,800</b>	<b>\$9,400</b>	<b>\$5,200</b>	<b>\$5,500</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	3%			LIFE	**	5	\$600	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%	Now	\$1,900	LIFE	**	5	\$700	A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	67%			LIFE	**	5	\$2,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2046	**	5	\$900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Metal: Cage/Fence	100%			2041	**	5-10	\$7,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%			2031	**	10	\$7,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2030	**	5	\$400	C
Vinyl Tile	95%			2031	**	3	\$2,900	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$300	C
Gypsum Board	90%			LIFE	**	5	\$3,900	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2034	**	5	\$8,200	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2021	\$29,600	5		B
<b>Raceway</b>								
Conduit	30%			2021	\$2,800	1		B
Conduit	70%			2047	**	1		B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2043	**	5		B
Molded Case Bkrs	10%			2020	\$1,700	5		B
Molded Case Bkrs	85%			2043	**	5	\$100	B
<b>Wiring</b>								
Thermoplastic	90%			2047	**	1		B
Thermoplastic	10%			2021	\$1,000	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2038	**	5		B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2029	**	10	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Stairway</i>						
		<i>Explanation : Using T-5 Lamps</i>						
Fluorescent	95%			2029	**	10	\$4,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$700	B
Exit, Service	50%			2029	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2029	**	10		B
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							D
Generic	20%			2029	**	1	\$400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front Exterior</i>						
		<i>Explanation : One Camera</i>						
<b>Fire/Smoke Detection</b>								
No Component	10%							D
Generic	90%			2029	**	1-3	\$3,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</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>Heating</b>								
<b>Energy Source</b>								
Electricity	50%			2041	**	1		B
Natural Gas	50%			2041	**	1		B

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

Mechanical	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
Heating								
Conversion Equipment								
Furnace	50%			2026	**	1	\$1,400	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units</i>						
Radiant Heater	50%			2026	**	2	\$1,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2021	\$41,100	2	\$300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,100	B
Exhaust Fans								
Roof	80%			2026	**	2	\$100	B
No Component	20%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		B
Water Heater								
Electric	100%			2020	\$1,000	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2041	**	1-2	\$1,500	B

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